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2020 IOWA REAL PROPERTY APPRAISAL MANUAL

INTRODUCTION

The basis of real property assessment in Iowa is market value as defined in Iowa Code §441.21. Iowa Code §§ 421.17(17) and 441.21(h) provide that assessment jurisdictions follow the guidelines and rules in this manual to help achieve uniformity in assessments.

Assessors are encouraged to use the International Association of Assessing Officers' Standard on Mass Appraisal of Real Property in their mass appraisal practices. Estimating market value in mass appraisal involves accurately listing properties, developing a sales file that includes the primary influences on market value, and developing models for subsets of properties that share common market influences using recognized mass appraisal techniques.

The assessment of an individual property should not be based solely on the sale price. The Uniform Standards of Professional Appraisal Practice (USPAP) standard 5 states "In developing a mass appraisal, an appraiser must be aware of, understand, and correctly employ those recognized methods and techniques necessary to produce and communicate credible mass appraisals."

Accurate listing of property is the basis of a good mass appraisal program. On-site inspection and listing of property is essential in developing a good data base for revaluation. A physical review, including an on-site verification of property characteristics, should be conducted at least every four to six years. Land values should be reviewed every two years. Factors influencing the market of each property type should be identified and collected so that these factors can be considered in the mass appraisal model.

It is equally important to maintain the data once it is collected. Accessing local government permit systems should be a part of a good data maintenance program along with an inspection program. Current cadastral maps and geographical information systems (GIS) are tools that are integral in checking accuracy of listings and maintaining a comprehensive data base.

A mass appraisal program involves the three approaches to value; the cost approach, the sales comparison approach, and the income approach. The Code of Iowa reinforces this in §441.21:

"Sale prices of the property or comparable property in normal transactions reflecting market value, and the probable availability or unavailability of persons interested in purchasing the property, shall be taken into consideration in arriving at its market value."

And

"In the event market value of the property being assessed cannot be readily established in the foregoing manner, then the assessor may determine the value of the property using the other uniform and recognized appraisal methods including its productive and earning capacity, if any, industrial conditions, its cost, physical and functional depreciation and obsolescence and replacement cost, and all other factors which would assist in determining the fair and reasonable market value of the property but the actual value shall not be determined by use of only one such factor."

COST APPROACH

Contained in this manual are cost tables intended as a guide in estimating replacement cost new for structures. Local assessment jurisdictions are expected to conduct studies of local construction cost and adjust the appropriate schedule to reflect local cost.

The cost approach is applicable to practically all improved properties and is especially useful in appraising newer properties of standard design. Estimating accrued depreciation in older properties can be difficult.

Since Iowa is on a two year revaluation cycle the manual should be recalibrated every two years.

SALES COMPARISON APPROACH

The sales comparison approach in mass appraisal generally would use an automated statistical model with sales comparison, multiple regression analysis (MRA) or adaptive estimation procedure (feedback). The reliability of this approach is subject to the number and quality of sales that are available. The disadvantage of a traditional sales comparison approach with five or fewer comparables is the variation in value that occurs from year to year. The statistical approaches are generally more stable. Using some of the same sales in models from year to year improves the stability with all market methods.

INCOME APPROACH

The income approach should be considered when valuing investment properties. Iowa is a fee simple state, so establishing economic rent and stabilized vacancy and expenses are necessary. This requires collecting rent rolls and income and expense statements on the groups of properties where the income approach is to be considered.

Different income methods may be used for different types of property. For example gross income multipliers are common with small apartment complexes, whereas a complete income analysis is more common with strip malls. The reliability of the approach is dependent on collection and analysis of actual income and expense. Having actual income and expense history of properties that have sold is especially important in developing market multiplier or capitalization rates. It is appropriate to include the effective tax rate in the capitalization rate to remove the influence of the current property taxes.

LAND VALUATION

The sales comparison approach is the primary tool used in valuing land. Depending on the market, various units of valuation are appropriate; front foot, square foot, acre, and site value are commonly used units. Adjustments are usually made for size, topography, availability of utilities and, of course, location. Land values are influenced by the basic principles of value, and trends may vary considerably within a jurisdiction.

Agricultural land assessment is based on productivity. See Iowa Administrative Rule 701—71.12 Determination of aggregate actual values.

RECONCILIATION OF APPROACHES

The cost approach is applicable to practically all improved properties and is used in the manual as the basis for arriving at fair market value. The cost approach, when combined with a thorough analysis of land value as determined by the market, should result in a valuation consistent with the other approaches to value.

However this does not preclude the assessor from developing models using the income or sales comparison methods of value. Results should be tested and reconciled to produce the most accurate assessments possible.

Some types of properties are valued under jurisdictional exception. Agricultural land and section 42 properties are examples of property types where the Code of Iowa requires the use of an income approach with defined methodologies.

REPORTS AND RECORD KEEPING

Iowa Code 441.21(3) "The assessor and department of revenue shall disclose at the written request of the taxpayer all information in any formula or method used to determine the actual value of the taxpayer's property." Formulas and models used to develop assessments shall be documented and those records shall be retained until the taxes on the assessment are paid or five years after any litigation on values developed.

A well written mass appraisal report defines the properties that were appraised, the methodology that was used, the results that were achieved, and who performed the analysis. It provides an overview of the mass appraisal for the taxpayers, tax authorities, appeal boards, courts, and others who use assessment data.

ACKNOWLEDGMENTS

The success of any venture of this magnitude is dependent upon the cooperation of many individuals and groups. It would be impossible to list each individual who has helped, but we would like to acknowledge several groups:

- Vanguard Appraisals, Inc. for compiling the cost tables in this manual.
- The Manual Revision Committee of the Iowa State Association of Assessors for assistance in developing the manual and reviewing the cost tables.
- Assessment professionals with the Department of Revenue and with local jurisdictions for gathering data and reviewing the development of the manual.
- The many building material supply houses, property owners, architects, engineers, contractors and labor unions who have furnished the basic data used in the compilation of this manual.

Thank you,

Property Tax Division
Iowa Department of Revenue

WEIGHTS, MEASURES & MENSURATIONS

COMMON LINEAR MEASUREMENTS

1 link	=	7.92 inches
1 foot	=	12 inches
1 yard	=	3 feet, 36 inches
1 rod	=	16 ½ feet, 5.5 yards, 1 pole, 1 perch, 25 links
1 chain	=	66 feet, 4 rods, 100 links
1 furlong	=	660 feet, 40 rods, 10 chains
1 mile	=	5,280 feet, 1,760 yards, 320 rods, 8 furlongs

COMMON SQUARED MEASUREMENTS

1 sq. foot	=	144 sq. inches
1 sq. yard	=	9 sq. feet, 1,296 square inches
1 acre	=	43,560 sq. feet, 4,840 sq. yards, 160 sq. rods
1 sq. mile	=	640 acres

COMMON CUBIC MEASUREMENTS

1 cu. foot	=	1,728 cu. inches, 0.8036 bushels, 7.48 gallons
1 cu. yard	=	27 cu. feet, 202 gallons
1 bushel	=	1.2444 cu. feet
1 barrel (oil)	=	42 gallons
1 barrel (water)	=	31.5 gallons

INCHES IN DECIMALS & FRACTIONS OF 1 FOOT

Inches	Decimals	Fractions	Inches	Decimals	Fractions
1"	0.0833	1/12	7"	0.5833	7/12
2"	0.1667	1/6	8"	0.6667	2/3
3"	0.2500	1/4	9"	0.7500	3/4
4"	0.3333	1/3	10"	0.8333	5/6
5"	0.4167	5/12	11"	0.9167	11/12
6"	0.5000	1/2	12"	1.0000	1

BOARD MEASURE

1 board foot = 12" x 12" x 1". Common lumber sizes and board feet contained in 1 linear foot.

2" x 4" =	0.667	4" x 4" =	1.333
2" x 6" =	1.000	4" x 8" =	2.667
2" x 8" =	1.333	6" x 6" =	3.000
2" x 10" =	1.667	8" x 8" =	5.333
2" x 12" =	2.000	10" x 10" =	8.333
2" x 14" =	2.333	12" x 12" =	12.000

WEIGHT MEASURE

16 Ounces	=	1 Pound
1,000 Pounds	=	1 Kip
2 Kips	=	1 Ton
2,000 Pounds	=	1 Ton

DRY MEASURE

2 Pints	=	1 Quart
4 Quarts	=	1 Gallon
2 Gallons	=	1 Peck
8 Quarts	=	1 Peck
4 Pecks	=	1 Bushel

WEIGHTS, MEASURES & MENSURATIONS (Continued)

SURVEYOR'S LINEAR MEASURE

7.92 Inch	=	1 Link
16.5 Feet	=	1 Rod
25 Links	=	1 Rod
4 Rods	=	1 Chain
66 Feet	=	1 Chain
100 Links	=	1 Chain
80 Chains	=	1 Mile

TEMPERATURE CONVERSION

$(9/5 \times ^\circ\text{C}) + 32$	=	$^\circ\text{F}$
$5/9 (^\circ\text{F} - 32)$	=	$^\circ\text{C}$

COMMONLY USED FORMULAS

AREAS (SQUARE CONTENT)

Squares and rectangles:	Length x width
Triangles:	$1/2$ Base x altitude (Altitude is always calculated as a right angle to the base.)

TABLE OF REGULAR POLYGONS

To find the area of a polygon (all sides equal) multiply the length of one side by itself (squared) then multiply the result by the factor from the appropriate table below.

Example: An octagon with eight sides, each four foot long, would be calculated as follows:

$4 \times 4 = 16 \times 4.828 = 77.25$ square feet.

Number of Sides		
3	-	0.433
4	-	1.0
5	-	1.721
6	-	2.598
7	-	3.634
8	-	4.828
9	-	6.181
10	-	7.694
11	-	9.366
12	-	11.196

PROPERTIES OF A CIRCLE

Area	=	Diameter squared x 0.7854	Circumference	=	Diameter x 3.1416
	=	Radius squared x 3.1416		=	Radius x 6.283185
	=	Circumference squared x 0.07958			
Diameter	=	Radius x 2	Radius	=	Diameter divided by 2
	=	Circumference x 0.3183		=	Circumference x 0.159155

VOLUME

Rectangular Solids	V=	Length x width x height
Cylinders	V=	Radius squared x 3.1416 x height
Sphere	V=	Cube of the diameter x 0.5236
Pyramid	V=	Length (at base) x width (at base) x height \div 3 (or area of base x height \div 3)
Cone	V=	Radius squared x 3.1416 x height \div 3
Prisms	V=	Area at base x height

COMMONLY USED FORMULAS (Continued)

GRAIN BINS

To estimate the capacity of grain bins in bushels, square the radius x 3.1416 x height x 0.8036 (or ÷ 1.2444). Or use these approximate bushel capacities per foot of grain.

Diameter	Bushels Per Foot of Height	Diameter	Bushels Per Foot of Height
15	142.0	90	5,112.3
18	204.5	93	5,458.8
21	278.3	96	5,816.7
24	363.5	99	6,185.9
27	460.1	102	6,566.5
30	568.0	105	6,958.4
33	687.3	108	7,361.7
36	818.0	111	7,776.4
39	960.0	114	8,202.4
42	1,113.3	117	8,639.8
45	1,278.1	120	9,088.5
48	1,454.2	123	9,548.6
51	1,641.6	126	10,020.1
54	1,840.4	129	10,502.9
57	2,050.6	132	10,997.1
60	2,272.1	135	11,502.7
63	2,505.0	138	12,019.6
66	2,749.3	141	12,547.8
69	3,004.9	144	13,087.5
72	3,271.9	147	13,638.5
75	3,550.2	150	14,200.8
78	3,839.9	153	14,774.5
81	4,141.0	156	15,359.6
84	4,453.4	159	15,956.0
87	4,777.2	162	16,563.8

To determine the licensed bushel capacities of grain bins, add the following compaction factors to the calculated bushel capacity. (Bushel Capacity x Compaction Factor = Licensed Bushel Capacity)

Diameter	*Compaction Factor	Diameter	*Compaction Factor
15'	5.5%	27'	8.5%
18'	6.0%	30'	9.0%
21'	6.8%	33'	9.5%
24'	7.8%	36' & Larger	10.0%

*Extrapolated from Federal Warehouse Examiners Handbook.

Note: The above formula does not allow for grain storage that heaps into the roofline of a bin. Therefore, the calculated licensed bushel capacity may vary from the actual licensed capacity calculated by the grain warehouse examiner.

ESTIMATING CONCRETE

To estimate the amount of concrete, in cubic yards, needed for a particular project use the following formula. Width, ft. x length, ft. x thickness, ft. divided by 27 = cubic yards.

Example: A 4 inch thick floor for a 30 x 90 building would require 30 x 90 x 0.33 divided by 27 = 33 cubic yards of concrete.

COMMONLY USED FORMULAS (Continued)

METRIC CONVERSION FACTORS

LENGTH

Millimeters	x	0.03937	=	Inches
Centimeter	x	0.3937	=	Inches
Centimeter	x	0.0328	=	Feet
Meters	x	39.37	=	Inches
Meters	x	3.28	=	Feet
Meters	x	1.094	=	Yards
Meter	x	0.0497	=	Chain
Meter	x	0.1988	=	Rod
Kilometers	x	0.6214	=	Miles

VOLUME

Cubic Centimeter	x	0.06102	=	Cubic Inches
Cubic Meters	x	35.3147	=	Cubic Feet
Cubic Meters	x	1.30795	=	Cubic Yards
Milliliters	x	0.033814	=	Fluid Ounces
Liters	x	0.353147	=	Cubic Feet
Liters	x	1.057	=	Quarts
Liters	x	0.26417	=	U.S. Gallon
Imperial Gallon	x	1.2009	=	U.S. Gallon

AREA

Sq. Millimeters	x	0.0016	=	Square Inches
Sq. Centimeters	x	0.1550	=	Square Inches
Square Meters	x	10.7639	=	Square Feet
Square Meters	x	1.19599	=	Square Yards
Square Meters	x	0.000247	=	Acre
Sq. Kilometers	x	247.104	=	Acre
Sq. Kilometers	x	0.3861	=	Square Miles

MASS AND WEIGHT

Grams	x	0.035274	=	Ounces
Kilograms	x	2.204623	=	Pounds
Kilograms	x	35.2734	=	Ounces
Kilograms	x	0.000984	=	Tons (long)
Kilograms	x	0.001102	=	Tons (short)
Tons (metric)	x	2204.62	=	Pounds
Tons (metric)	x	0.98421	=	Tons (long)
Tons (metric)	x	1.10231	=	Tons (short)

ABBREVIATIONS & SYMBOLS USED IN SCHEDULE

Acoustical _____	Acous.
Addition _____	Addn. or Add.
Adjusted _____	Adj.
Aluminum _____	Alum.
Apartments _____	Apts.
Asbestos _____	Asb.
Asphalt _____	Asph.
Asphalt Roll _____	Asph. Rl.
At _____	@
Attached _____	Att.
Attic _____	"A"
Average _____	Avg.
Balcony _____	Balc.
Basement _____	"B" or Bsmt.
Bathroom _____	Bath.
Bay Window _____	B.W.
Bedroom _____	Bdrm.
Block _____	Blk.
Breezeway _____	Brzy.
Brick _____	Brk.
Brick Veneer _____	Brk. Ven.
British Thermal Unit _____	B.T.U.
Building _____	Bldg.
Built-in _____	B.I.
Cabinets _____	Cabs.
Canopy _____	Can.
Carpet _____	Carp.
Ceiling _____	Clg.
Classification _____	Class.
Commercial _____	Comm.
Composition _____	Comp.
Concrete _____	C' or Conc.
Concrete Block _____	C'Blk.
Condition _____	Cond.
Construction _____	Const.
Conversion _____	Conv.
Cubic Foot _____	C.F.
Cubic Yard _____	C.Y.
Deck _____	Dk.
Decorative Concrete Block _____	Dec. C'Blk.
Depreciation _____	Depr.
Diameter _____	Dia.
Dining Room _____	Dng. Rm.
Dressed & Matched _____	D & M
Drywall _____	Drwl.
Dwelling _____	Dwlg.
Electric _____	Elec.
Electric Eye _____	EE
Enclosed Porch _____	EP
Enclosed _____	"E"
Equipment _____	Equip.
Equivalent _____	Equiv.
Estimate _____	Est.
Exterior _____	Ext.
Exterior Insulation and Facial System _____	EIFS

ABBREVIATIONS & SYMBOLS USED IN SCHEDULE (Continued)

Fiberglass _____	Fbrgls
Fireplace _____	F. Pl.
Field Price _____	F.P.
Finish _____	Fin.
Floor _____	Flr.
Floor and Stairs _____	Flr. & Strs.
Footer _____	Ftr.
Forced Hot Air _____	FHA
Foundation _____	Fdtn.
Frame _____	Fr.
Furnace _____	Furn.
Garage _____	Gar.
Hardwood _____	Hdwd.
Heating, Ventilation, Air Conditioning _____	HVAC
Improvement _____	Impr.
Includes _____	Incl.
Indicated _____	Indic.
Industrial _____	Ind.
Inside Diameter _____	I.D.
Interior _____	Int.
Janitor _____	Jan.
Joist _____	Jst.
Kitchen _____	Kit.
Linear (Lineal) Foot _____	L.F.
Linoleum _____	Lino.
Living Room _____	Lvg. Rm.
Lump Sum _____	L.S.
Manual _____	Man.
Manufactured Home _____	Mfd. Home
Maximum _____	Max.
Metal _____	Mtl.
Motorized _____	Mot.
No Charge _____	N.C.
No Value _____	N.V.
Obsolescence _____	Obsol.
On _____	/
On Center _____	o.c.
One Story _____	1 s
One and one-half story _____	1 1/2 s
Open _____	"O"
Open Porch _____	O.P.
Outside Diameter _____	O.D.
Overhang _____	O.H.
Overhead Door _____	O.H.D.
Paneling _____	Pan.
Partition _____	Prtn.
Patio _____	Pat.
Per _____	/
Per Linear (Lineal) Foot _____	P.L.F.
Per Square Foot _____	P.S.F.
Per Square Foot of Surface Area _____	P.S.F.S.A.
Percent _____	%
Plaster _____	Plas.
Plumbing _____	Plmg.
Pounds _____	# or Lbs.
Prefabricated _____	Prefab.
Price _____	Pr.

ABBREVIATIONS & SYMBOLS USED IN SCHEDULE (Continued)

Purchase _____	Pur. or Purch.
Quarters _____	Quar.
Railroad _____	R/R
Recreation Room _____	Rec. Rm.
Reinforced _____	Reinf.
Reinforced Concrete _____	R'Conc.
Remodel _____	Remod.
Roll Roofing _____	R.R.
Roof _____	Rf.
Screened _____	Scrn.
Semi-Improved _____	Semi-Impr.
Shingles _____	Shgls.
Simulated Stone _____	Sim. Stn.
Single Siding _____	S.S.
Softwood _____	Sftwd.
Sound Value _____	S.V.
Square Foot _____	S.F.
Square Foot Floor Area _____	S.F.F.A.
Square Foot Surface Area _____	S.F.S.A.
Square Foot Water Surface Area _____	S.F.W.S.A.
Stall Shower _____	St. Sh.
Steel _____	Stl.
Stone _____	Stn.
Stone Veneer _____	Stn. Ven.
Stoop _____	Stp.
Stoop with Rail _____	Stp./R.
Suspended _____	Susp.
Tar and Gravel _____	T&G
Tongue and Groove _____	Tng. & Grv.
Thousand _____	M
Two Story _____	2s
Unfinished _____	Unf.
Unimproved _____	Unimpr.
Vacant _____	Vac.
Veneer _____	Ven.
Wallboard _____	Wlbd.
Weight _____	Wt.
With _____	W/
Wood _____	Wd.
Wood Deck _____	Wd. Dk.
Wood Stoop _____	Wd. Stp.

ADDRESS ABBREVIATIONS

Avenue _____	Av. or Ave.
Boulevard _____	Bd. or Blvd.
Building _____	Bl. or Bldg.
Circle _____	Cr.
Court _____	Ct.
Drive _____	Dr.
Highway _____	Hy. or Hwy.
Lane _____	Ln.
Park _____	Pk.
Place _____	Pl.
Parkway _____	Py.
Plaza _____	Pz.
Road _____	Rd.
Street _____	St.
Trail _____	Trl.
Terrace _____	Tr.
Way _____	Wy.

INDUSTRIAL PRICING SHEET

Plant Name/Owner: _____

Property Location: _____

Identification No.: _____

VERTICALS

Foot. & Fdtn. $\frac{\text{L/F}}{\text{}} \times \frac{\text{Height}}{\text{N/A}} \times \text{Price} = \$ \text{_____}$

Walls..... $\underline{\hspace{1cm}}$ x $\underline{\hspace{1cm}}$ x $\underline{\hspace{1cm}}$ = $\underline{\hspace{1cm}}$

_____ x _____ x _____ = _____

_____ x _____ x _____ = _____

Coping x N/A x =

Interior Finish..... _____ x _____ x _____ = _____

Bldg. Front..... _____ x _____ x _____ = _____

Openings..... _____ x _____ x _____ =

Total \$ _____

Total Verticals \$ _____ ÷ _____ sq. ft. = \$ _____ Vertical Unit Price

HORIZONTALS

Basement \$ _____

Roof _____

Ceilings _____

Floors _____

Floor Cover _____

Partitions

Framing

Heating _____

Air Conditioning _____

Electrical _____

Sprinkler System

Subtotal \$

\$ _____ x _____ sq. ft. = \$ _____

Plumbing: _____ : _____

_____ : _____

_____ : _____

_____ : _____

_____ : _____

_____ : _____

Total \$ _____

Total Horizontals \$ _____ ÷ _____ sq. ft. = \$ _____ Horizontal Unit Price

INCOME AND EXPENSE STATEMENT

Name: _____

(LABEL)

Address: _____

**Information received is confidential and
not open to public inspection.**

<u>APARTMENT BUILDINGS</u>	<u>YEARS</u>		
Gross Potential Income (Assumes 100% Occupied)			
Less Vacancy and Collection Loss			
Actual Income Received			
Other Income (Please explain)			

Rental Breakdown By Unit:

Date Effective: _____

Efficiencies:

_____ @ \$ _____ per month # _____ @ \$ _____ per month # _____ @ \$ _____ per month

One Bedroom:

_____ @ \$ _____ per month # _____ @ \$ _____ per month # _____ @ \$ _____ per month

Two Bedroom:

_____ @ \$ _____ per month # _____ @ \$ _____ per month # _____ @ \$ _____ per month

Three Bedroom:

_____ @ \$ _____ per month # _____ @ \$ _____ per month # _____ @ \$ _____ per month

Four Bedroom:

_____ @ \$ _____ per month # _____ @ \$ _____ per month # _____ @ \$ _____ per month

Five Bedroom:

_____ @ \$ _____ per month # _____ @ \$ _____ per month # _____ @ \$ _____ per month

Garages:

_____ @ \$ _____ per month

1. Indicate (x) if rent payment includes: ☐ Gas? ☐ Electricity? ☐ Water?

2. Total number of garage stalls? _____

3. Number of surfaced parking spaces (not including garages)? _____

<u>COMMERCIAL PROPERTIES</u>	<u>YEARS</u>		
First Floor Gross Potential Income (Assumes 100% Occupied)			
Less Vacancy and Collection Loss			
Actual First Floor Income Received			
Upper Floors Gross Potential Income (Assumes 100% Occupied)			
Less Vacancy and Collection Loss			
Actual Upper Floors Income Received			
Other Income (Please explain)			

Rental Breakdown:

1. What is the total amount of:

Gross leasable area First Floor _____ S.F. Net leasable area First Floor _____ S.F.
Upper Floors _____ S.F. Upper Floors _____ S.F.

2. When determining annual rent, which of the leasable areas do you use? ☐ Gross ☐ Net

3. What is the gross potential rent per S.F. based on question #2? 1st floor _____ Upper floors _____

4. What expenses are the tenants responsible for: _____

(See reverse side for expense data)

EXPENSE INFORMATION

	YEARS		
Management			
Leasing Fees			
Salaries (other than mgmt. & owner compensation)			
Heating			
Electrical			
Water			
Telephone			
Garbage			
Janitor			
Parking Lot Maintenance & Lawn Care			
Elevator			
Insurance			
Taxes (Real Estate)			
Taxes (Other)			
Advertising			
Legal			
Accounting			
Others (Specify)			

COST INFORMATION

If you are the original owner of this property, please answer the following:	Date	Amount
Land Acquisition		
Building Construction Costs		
Paving, Landscaping, Etc., Costs		
Remodeling Costs		
If you have acquired this property as a unit, please answer the follow questions:		
Purchase		
Remodeling Since Purchase		

LEASE INFORMATION

Please give a brief description of the terms of the lease.

GRADING

**GRADING
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GRADING

All costs in this manual assume average or typical hard and soft costs. In many instances price ranges have been given to assist the appraiser in making quality and quantity adjustments. The high and low ranges do not necessarily reflect the highest or lowest possible price for a particular item, but only show normal variations and price fluctuations.

The normal hard and soft cost included in this manual are:

Hard (Direct) Costs

- Materials, products and equipment
- Labor
- Building permits
- Contractor's office and security fencing
- Temporary utility lines
- Contractor's profit and overhead, including subcontractors, job supervision, worker's compensation, construction insurance, and unemployment insurance.
- Performance bond

Soft (Indirect) Costs

- Architectural and engineering fees
- Appraisal, consulting, accounting, and legal fees
- Property (Ad Valorem) taxes during construction

Entrepreneurial profit is not included in the various costs throughout this manual. Entrepreneurial profit is a market-derived figure that reflects the amount an entrepreneur would expect to receive for their contribution to any given construction project. It represents the degree of risk and expertise associated with the development of a construction project.

COST SECTIONS OF THIS MANUAL

ANALYZED UNIT COST

This section sets forth the costs of the various components necessary to construct most types of structures. The various site improvements are also noted in this section. The cost is reflected in each particular item's most common unit of comparison. For example, floor covering costs are given as a cost per square foot while wall coverings are given as a cost per square foot of surface area. All costs in this section includes the hard and soft costs noted above.

COMMERCIAL & INDUSTRIAL SHORT FORM

This section has been incorporated into this manual to save the appraiser the tedious task of building-up each item from the preceding analyzed unit cost section. An example of cost in this section would be a rubber membrane roof with insulation on a metal deck, supported by steel bar joist. To arrive at a price for this roof from the analyzed unit cost section the appraiser must look up and add a minimum of four figures. This short form is designed to incorporate those steps into one process for the appraiser.

PRECOMPUTED COMMERCIAL SCHEDULE

This section contains square foot, lineal foot or cubic foot costs for various occupancy types. In computing these schedules, average quality construction was assumed and certain norms in finish, partitions, utilities, etc. are also assumed. The quality of materials and workmanship greatly influence costs. Therefore, the grading schedules found later in this section were devised to adjust the base cost from this section for variations in quality.

RESIDENTIAL SCHEDULE

This section contains the base costs for various residential structures. Additional pricing tables are included to adjust for the various components normally found in residential construction. Like the pre-computed schedules, these schedules were constructed with certain norms in finish assumed. Therefore, it is necessary to adjust the base cost using the grading schedules from this section.

COST SECTIONS OF THIS MANUAL (Continued)

AGRICULTURAL BUILDINGS

This section of the manual was developed for the appraiser or assessor as a guide to establish replacement cost of agricultural structures. The replacement costs in this section are calculated on the basis of nonunion labor. Due to the various degrees of quality found in agricultural buildings it is necessary to utilize the grading schedules for these structures.

EXEMPT

The various occupancy types found in this section are not normally taxable. However, the assessor is usually obligated to place a value on them for reporting purposes. These schedules have been computed to provide the assessor with a uniform method of arriving at replacement cost. Unlike other sections in this manual, the exempt section gives a range of cost based on the different qualities of construction. Therefore it is not necessary to utilize the grading schedules for these structures. Even though the actual grade schedules are not utilized for this section the cost in this section should be adjusted based on the 4 grade factor found on the appropriate grade adjustment schedule.

SELECTING THE PROPER GRADE ADJUSTMENT SCHEDULE

The proper grade adjustment schedule is determined by gathering information pertaining to local material costs, labor rates, labor efficiency, architectural fees and contractors expected overhead and profit. These items can, of course, vary from year to year and from one community to another. To prepare an individual manual for each assessing district would be unrealistic due to the time and costs involved. Therefore, it becomes necessary to construct a manual which may be easily adjusted for each assessing district. Furthermore, each assessment district will need to adjust the cost manual due to changing market conditions (changes in cost due to the passage of time, inflation, etc.).

In order to determine the correct grade adjustment schedule for a particular district, each assessor/appraiser must first determine the percentage relationship which exists between the manual replacement costs and the local costs. The best method of doing this is to have available an accumulation of actual construction costs and compare the prices with the manual. An example of this would be as follows:

Parcel No.	Property Type	Date of Const.	Actual Cost of Const.	Adjust for Time	Adjusted Actual Costs	Manual Replacement Cost	Percentage Schedule Needed
02-07-100-008	Single Family	2018	\$234,650	4%	\$244,036	\$273,150	89.34%
03-34-427-019	Single Family	2019	380,000	2%	387,600	427,600	90.64%
01-21-300-001	Single Family	2020	196,200	0%	196,200	227,300	86.31%
04-31-430-022	Single Family	2020	182,300	0%	182,300	203,610	89.53%
11-07-278-009	Single Family	2020	155,700	0%	155,700	165,100	94.31%
09-10-405-004	Retail Store	2019	345,100	2%	352,002	388,250	90.66%
11-03-200-056	Large Retail Store	2020	2,704,300	0%	2,704,300	3,108,300	87.00%
08-23-235-011	Office Bldg.	2020	507,500	0%	507,500	558,300	90.90%
01-35-177-001	Apartment Bldg.	2019	450,800	2%	459,816	505,600	90.94%
07-16-304-004	Warehouse	2020	2,232,000	0%	2,232,000	2,398,200	93.07%
05-02-226-002	Mtl/Stl Warehouse	2020	95,360	0%	95,360	111,320	85.66%
06-05-101-032	Neighborhood Shopping Ctr.	2020	943,100	0%	943,100	1,051,300	89.71%
Mean:			89.84				
Median:			90.17				
Weighted Average:			89.83				

It is apparent from the data above that the manual is 10% too high and 90% of the replacement costs must be used for that particular assessing district. Therefore a 90% grade adjustment schedule should be utilized for this assessing district.

SELECTING THE PROPER GRADE ADJUSTMENT SCHEDULE (Continued)

A similar exercise of comparing actual cost to the manual replacement cost can be accomplished by gathering cost data from building contractors within the assessment district. This process would involve having set plans for various types of structures. These plans could then be given to the local building contractors for the purpose of gathering their average bid price for the structure. These bid prices could then be compared to the manual prices to determine the appropriate grade adjustment schedule.

It is not uncommon for builders to incur all cost associated with the construction of a new property. This is especially true with residential construction. In these instances the builder incurs all cost associated with construction the sells the property to the buyer. These are typically pre-arranged agreements. The resulting sale price would reflect the complete construction cost as the builder would include all hard and soft cost (including profit) in the sale price. However, it is important that the assessor/appraiser determine what building features were, or were not, included in the sale. For example – the agreement may not have included basement finish, but the buyer added basement at his/her own expense after gaining occupancy of the property. It would be important in this situation that the basement finish not be included in the analysis. The assessor/appraiser should also confirm if the lot (land) was included in the sale price. An example of this type of analysis would be as follows:

<u>Parcel Number</u>	<u>Property Type</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Est. Land Value</u>	<u>Sale Price Less Land</u>	<u>Manual Replacement Cost</u>	<u>Percentage Schedule Needed</u>
02-12-101-009	Single Family	10/12/2019	\$327,062	60,000	\$267,062	\$242,650	90.86
02-12-100-010	Single Family	1/10/2020	315,000	60,000	255,000	227,170	89.09
01-13-201-016	Single Family	2/1/2020	298,500	55,000	243,500	222,790	91.49
01-13-200-002	Single Family	11/18/2019	291,161	55,000	236,161	213,180	90.27
08-24-304-017	Single Family	3/1/2020	349,188	60,000	289,188	259,210	89.63
08-24-304-019	Single Family	4/13/2020	332,070	60,000	272,070	244,100	89.72
08-22-217-002	Single Family	2/15/2020	319,871	60,000	259,871	235,800	90.74

Mean:	90.26
Median:	90.27
Weighted Mean:	90.24
Grade Adjustment Schedule:	90%

A combination analysis of actual costs, average bid prices and sales of new properties from builders can also be utilized. It is best to use detailed documented costs for this analysis to assure an accurate comparison. For example, if the new construction includes a parking lot, it is important to know if the reported costs include the cost of the parking lot. It is also more desirable to utilize typical construction for this analysis. Costs gathered on 4 and 3 grade structures are more reliable than the costs gathered on that one-of-a-kind executive grade structures.

When the proper grade adjustment schedule is determined it should be used to determine the grade adjustment factors for that particular assessment district. Based on the previous data and calculations a 90% grade adjustment schedule should be used for this particular assessment district. For uniformity purposes, a different grade adjustment schedule should not be used elsewhere within the same district.

Once an appropriate grade adjustment schedule is determined, all grade factors should come from that particular schedule. Commercial, industrial, residential and agricultural properties will be graded based on the various grading components that determine a proper grade (discussed later in this section). The corresponding grade factor will then be applied to the base prices of this manual. Price variations are seldom made for accessory improvements such as detached garages, sheds, swimming pools, etc. If the assessment district wishes to make adjustments on these items they should make the percentage adjustment directly from the grade adjustment schedule. If, for example, an assessment district is using a 90% grading adjustment schedule these accessory improvements should be factored 90%.

GRADE ADJUSTMENT SCHEDULES

There are seven basic whole grades. They are as follows:

E	Executive Quality
1	Superior Quality
2	High Quality
3	Good
4	Average
5	Below Average
6	Sub-standard

In addition to the preceding grades, each whole grade is broken down into sub-grades. These sub-grades are described as + and – on the grade adjustment schedule. For example, in-between a 4 grade and a 3 grade will be sub-grades of 4+5, 4+10, 3-10 and 3-5. The sub-grades were added to give the assessor/appraiser additional flexibility in determining the proper grade adjustment. Also, by adding the sub-grades the assessor/appraiser is not forced into making large percentage adjustments when moving from one grade of building to another.

The following is a brief description of each building grade. Additional grade descriptions for residential properties can be found in the Residential Schedule. In addition, photographs of various grade buildings can be found in the Pre-computed Schedule, Residential Schedule and Agricultural Buildings sections of this manual.

E (EXECUTIVE) GRADE

Executive grade structures can be best described as prestige buildings. They will exhibit extensive ornamentation or special design features of excellent quality material and workmanship. Very few commercial buildings are constructed of this quality. In fact, many small assessing districts may never have a structure of this caliber constructed.

1 (SUPERIOR QUALITY) GRADE

This grade of structure will also exhibit excellent quality materials and workmanship, but will be less pretentious than an E grade structure. Ornamentation and interior finish will typically be designed for the upper-class. Industrial buildings requiring special construction features, such as sound absorbing walls, precise humidity controls and dust free environments may also fall into this category.

2 (HIGH QUALITY) GRADE

Architecturally pleasing structures designed for comfort and convenience will fall into this category. While these structures will exhibit a good quality appearance they will not consist of the excellent quality materials found in E or 1 grade structures. A bank or office building designed to portray a successful image will typically be of this grade or above. Many new structures built in today's business environment are constructed to this grading standard.

3 (GOOD QUALITY) GRADE

3 grade structures will typically lack the architectural frills found in higher grade structures, however, they will basically be of good practical design and layout. The materials and workmanship will barely be above average. Areas with stringent building codes will typically require most structures to be built to this standard.

4 (AVERAGE QUALITY) GRADE

Structures constructed with average quality material and workmanship, with simple designs fall into this category. These structures will be constructed to conform to the minimum building codes. The cost tables found in the pre-computed, residential and agricultural sections are designed to this construction standard.

5 (BELOW AVERAGE) GRADE

These lower cost structures are generally constructed to minimum specifications. They will typically be structures of straight rectangular design with no extras or ornamentation. Newer structures of this grade could only be constructed in areas with no (or very limited) building codes. Older structures of this grade are structures which would not adhere to modern building codes.

6 (SUB-STANDARD) GRADE

These sub-standard structures do not meet even the minimum building code requirements. They are often owner built using inferior finish or used material and exhibit low quality workmanship. Interior finished will normally have minimal trim or may lack trim altogether. Very few structures are built to this standard.

DETERMINING THE PROPER GRADE

When attempting to determine a proper grade for any structure it is important to compare the structure to other structures of similar occupancy to assure consistency in grading. Office buildings should be compared to other office buildings, warehouses to other warehouses, etc. The following is a list of items to consider when attempting to determining a proper grade.

Building Codes can have a large impact on grading. Many larger municipalities have more stringent building codes than small municipalities and rural areas. Older buildings which do not meet current building code requirements will tend to indicate a lower grade. Obsolescence should also be considered for these inferior structures. Conversely, it is not uncommon for stringent building codes to add one whole grade to a given structure.

Quality of Construction will have the single largest impact on the grade of a building. A construction project that will spend the extra money for high quality materials will also be willing to pay extra for high quality craftsmanship or workmanship. The thickness or gauge of building materials, ornamentation, and design should all be considered when determining the quality of a structure.

Quantity of Construction can also impact the grade. A structure may be constructed with average quality materials; however an accumulation of extra building components may indicate a higher grade is necessary. For example, an office building may have more plumbing and electrical fixtures, a higher amount of partitioning, than normal. Even though these extra components are of average quality the extra quantity causes the building to be of a higher grade.

Fire Rated Construction can add significant cost to a building. A property that has fire rated doors (identified by the underwriter's laboratory tag on the hinged side of a door) will also have fire rated drywall throughout the structure, including fire rated drywall above suspended ceilings. These factors, which are part of the overall quality, can add significantly to the cost. It is not uncommon for fire rated finishes to add one whole grade to a structure.

Framing is the skeleton portion of a building. It is said that a building with good framing will also have good building material elsewhere. Typically, if a builder uses lower cost framing materials they will also use lower cost materials elsewhere, such as the thickness of the drywall and better quality mechanical items. The engineering and material cost associated with increasing the weight bearing capacity of an industrial building can also add to the cost of a structure.

Mechanical Items such as electrical, HVAC and plumbing also should be considered when determining the grade of a building. Many building codes require commercial buildings to use conduit wiring. Conduit wiring is more expensive than non-metallic (Romex) wiring. Even though the wiring is not visible in a structure with interior finish the requirement to utilize conduit wiring will have added to the cost of the structure. Plumbing fixtures with automatic flush systems will be more expensive than typical plumbing fixtures. The type and quality of HVAC systems also impact the overall cost. Multiple zone heating is more expensive than single zone systems.

Fenestration is the placement of windows and doors in a structure. The quality and cost of these items varies significantly. Not only should the quality be considered, but the quantity of doors and windows should also be considered in the grade. For example, most retail store buildings will have a glass store front and a rear entrance door. A retail store building with large windows on all sides will obviously cost more than a similar quality structure with windows on only one side.

Shape is also an important factor in determining cost. The pre-computed, residential, agricultural and exempt section prices all assume buildings of basic rectangular design. Structures with many corners, offsets and intricate designs can cost much more than a similar quality structure with a simple square or rectangular design. These factors should all be considered when making a judgment of grade

Age of a structure might also influence its cost. What is considered average in construction has changed through the years. Modern buildings are typically constructed with more plumbing fixtures and electrical outlets than buildings constructed many years ago. However, some newer construction has seen a decrease in the quality of interior and exterior finished as compared to older structures. Old structures of lower quality will tend to show more signs of age, such as out of square buildings, cracks in the interior finish, doors and windows that do not open and close properly and floors that creak. Good quality older structures will tend to retain more of their original appearance. These structures will remain sound and the woodwork will maintain a good appearance. It is easy to be influenced by a structures condition when grading. It is important to remember that the adjustment for the condition of a structure is an element of physical depreciation. Therefore, the current condition of a structure is not to be considered in the grading process.

It is only when all of the preceding factors are considered in total that a proper judgment of grade for a given structure can be determined. Again, it is important to emphasize that consistency in grading is equally as important, if not more important, than the accuracy of a grade applied to a single structure.

The following pages contain the grade adjustment schedules from a high of 160% to a low of 50%.

GRADE ADJUSTMENTS

160% SCHEDULE

	E	1	2	3	4	5	6
	373	291	238	195	160	128	102
+5	392	306	250	205	168	134	108
+10	410	322	262	215	175	141	113
+20	448						
+30	485						
+40	522						
+50	559						
+75	652						
+100	746						
+125	839						
+150	932						
+175	1,025						
+200	1,118						
-5	354	281	230	187	152	122	98
-10	336	272	222	179	144	115	92
-15							88
-20							83
-25							79
-30							76

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

155% SCHEDULE

	E	1	2	3	4	5	6
	361	282	231	189	155	124	99
+5	379	296	242	198	163	130	104
+10	397	312	254	209	170	136	109
+20	433						
+30	469						
+40	506						
+50	542						
+75	632						
+100	722						
+125	813						
+150	903						
+175	993						
+200	1,083						
-5	343	272	223	181	147	118	95
-10	326	263	215	174	140	112	89
-15							85
-20							81
-25							77
-30							73

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

150% SCHEDULE

	E	1	2	3	4	5	6
	350	272	224	182	150	120	96
+5	367	287	234	192	158	126	101
+10	384	302	246	202	164	132	106
+20	419						
+30	454						
+40	489						
+50	524						
+75	612						
+100	699						
+125	786						
+150	874						
+175	961						
+200	1,049						
-5	332	259	212	174	143	114	92
-10	315	247	203	166	135	108	86
-15							83
-20							78
-25							74
-30							71

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

145% SCHEDULE

	E	1	2	3	4	5	6
	338	263	216	176	145	116	93
+5	355	277	226	186	152	122	97
+10	372	291	238	195	159	128	102
+20	405						
+30	439						
+40	473						
+50	507						
+75	591						
+100	676						
+125	760						
+150	845						
+175	929						
+200	1,014						
-5	320	251	205	168	138	110	88
-10	305	239	196	160	131	104	84
-15							80
-20							75
-25							72
-30							68

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

140% SCHEDULE

	E	1	2	3	4	5	6
	326	254	209	170	140	112	90
+5	343	267	218	179	147	118	94
+10	359	281	230	188	153	123	99
+20	391						
+30	424						
+40	457						
+50	489						
+75	571						
+100	652						
+125	734						
+150	816						
+175	897						
+200	979						
-5	309	242	198	162	133	106	85
-10	294	231	189	155	126	101	81
-15							77
-20							73
-25							69
-30							66

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

135% SCHEDULE

	E	1	2	3	4	5	6
	315	245	201	164	135	108	86
+5	330	258	211	173	142	113	91
+10	346	271	221	181	148	119	95
+20	377						
+30	409						
+40	440						
+50	472						
+75	550						
+100	629						
+125	708						
+150	786						
+175	865						
+200	944						
-5	298	233	191	157	128	103	82
-10	284	222	183	149	122	97	78
-15							74
-20							70
-25							67
-30							64

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

130% SCHEDULE

	E	1	2	3	4	5	6
	303	236	194	158	130	104	83
+5	318	248	203	166	137	109	87
+10	333	261	213	175	142	114	92
+20	363						
+30	394						
+40	424						
+50	454						
+75	530						
+100	606						
+125	682						
+150	757						
+175	833						
+200	909						
-5	287	225	184	151	124	99	79
-10	273	214	176	144	117	94	75
-15							72
-20							68
-25							64
-30							61

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

125% SCHEDULE

	E	1	2	3	4	5	6
	291	227	186	152	125	100	80
+5	306	239	195	160	131	105	84
+10	320	251	205	168	137	110	88
+20	350						
+30	379						
+40	408						
+50	437						
+75	510						
+100	583						
+125	655						
+150	728						
+175	801						
+200	874						
-5	276	216	177	145	119	95	76
-10	263	206	169	138	113	90	72
-15							69
-20							65
-25							62
-30							59

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

120% SCHEDULE

	E	1	2	3	4	5	6
	280	218	179	146	120	96	77
+5	294	229	187	154	126	101	82
+10	308	241	197	162	132	107	85
+20	336						
+30	363						
+40	391						
+50	419						
+75	489						
+100	559						
+125	629						
+150	699						
+175	769						
+200	839						
-5	265	211	173	140	114	91	73
-10	252	204	167	134	108	86	70
-15							66
-20							64
-25							60
-30							58

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

115% SCHEDULE

	E	1	2	3	4	5	6
	268	209	171	140	115	92	74
+5	281	220	179	147	121	97	78
+10	295	231	189	155	126	102	82
+20	322						
+30	348						
+40	375						
+50	402						
+75	469						
+100	536						
+125	603						
+150	670						
+175	737						
+200	804						
-5	254	202	166	135	109	87	70
-10	242	195	160	129	103	83	67
-15							63
-20							61
-25							58
-30							55

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

110% SCHEDULE

	E	1	2	3	4	5	6
	256	200	164	134	110	88	70
+5	269	210	172	141	115	92	75
+10	282	221	180	148	121	98	78
+20	308						
+30	333						
+40	359						
+50	384						
+75	449						
+100	513						
+125	577						
+150	641						
+175	705						
+200	769						
-5	243	194	158	129	104	84	67
-10	231	187	153	123	99	79	64
-15							60
-20							58
-25							55
-30							53

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

105% SCHEDULE

	E	1	2	3	4	5	6
	245	191	156	128	105	84	67
+5	257	201	164	134	110	88	71
+10	269	211	172	142	115	93	75
+20	294						
+30	318						
+40	343						
+50	367						
+75	428						
+100	489						
+125	550						
+150	612						
+175	673						
+200	734						
-5	232	185	151	123	100	80	64
-10	221	179	146	118	94	76	61
-15							58
-20							56
-25							52
-30							50

E Executive Quality
 1 Superior Quality
 2 High Quality
 3 Good
 4 Average
 5 Below Average
 6 Sub-standard

GRADE ADJUSTMENTS

100% SCHEDULE

	E	1	2	3	4	5	6
	233	182	149	122	100	80	64
+5	245	191	156	128	105	84	68
+10	256	201	164	135	110	89	71
+20	280						
+30	303						
+40	326						
+50	350						
+75	408						
+100	466						
+125	524						
+150	583						
+175	641						
+200	699						
-5	221	176	144	117	95	76	61
-10	210	170	139	112	90	72	58
-15							55
-20							53
-25							50
-30							48

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

95% SCHEDULE

	E	1	2	3	4	5	6
	221	173	142	116	95	76	61
+5	232	181	148	122	100	80	65
+10	243	191	156	128	104	85	67
+20	266						
+30	288						
+40	310						
+50	332						
+75	387						
+100	443						
+125	498						
+150	553						
+175	609						
+200	664						
-5	210	167	137	111	90	72	58
-10	200	161	132	106	86	68	55
-15							52
-20							50
-25							47
-30							46

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

90% SCHEDULE

	E	1	2	3	4	5	6
	210	164	134	110	90	72	58
+5	220	172	140	115	94	76	61
+10	231	181	148	121	99	80	64
+20	252						
+30	273						
+40	294						
+50	315						
+75	367						
+100	419						
+125	472						
+150	524						
+175	577						
+200	629						
-5	199	158	130	105	85	68	55
-10	189	153	125	101	81	65	52
-15							50
-20							49
-25							45
-30							43

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

85% SCHEDULE

	E	1	2	3	4	5	6
	198	155	127	104	85	68	54
+5	208	162	133	109	89	71	58
+10	218	171	139	115	93	76	60
+20	238						
+30	257						
+40	277						
+50	297						
+75	347						
+100	396						
+125	446						
+150	495						
+175	545						
+200	594						
-5	188	150	122	99	81	65	52
-10	179	144	118	95	77	61	49
-15							47
-20							45
-25							42
-30							54

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
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- 6 Sub-standard

GRADE ADJUSTMENTS

80% SCHEDULE

	E	1	2	3	4	5	6
	186	146	119	98	80	64	51
+5	196	153	125	102	84	67	54
+10	205	161	131	108	88	71	57
+20	224						
+30	242						
+40	261						
+50	280						
+75	326						
+100	373						
+125	419						
+150	466						
+175	513						
+200	559						
-5	177	141	115	94	76	61	49
-10	168	136	111	90	72	58	46
-15							44
-20							42
-25							40
-30							38

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

75% SCHEDULE

	E	1	2	3	4	5	6
	175	136	112	91	75	60	48
+5	183	143	118	96	79	63	50
+10	192	150	124	101	83	66	53
+20	210						
+30	227						
+40	245						
+50	262						
+75	306						
+100	350						
+125	393						
+150	437						
+175	481						
+200	524						
-5	166	129	107	87	71	57	46
-10	158	125	102	84	68	54	43
-15							41
-20							39
-25							37
-30							35

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
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- 6 Sub-standard

GRADE ADJUSTMENTS

70% SCHEDULE

	E	1	2	3	4	5	6
	163	127	104	85	70	56	45
+5	171	134	110	90	74	59	47
+10	179	140	116	95	77	62	50
+20	196						
+30	212						
+40	228						
+50	245						
+75	285						
+100	326						
+125	367						
+150	408						
+175	449						
+200	489						
-5	155	120	100	81	67	53	43
-10	147	117	95	78	63	50	40
-15							39
-20							36
-25							35
-30							33

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
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- 4 Average
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GRADE ADJUSTMENTS

65% SCHEDULE

	E	1	2	3	4	5	6
	151	118	97	79	65	52	42
+5	159	124	102	83	68	55	43
+10	167	130	107	88	72	57	46
+20	182						
+30	197						
+40	212						
+50	227						
+75	265						
+100	303						
+125	341						
+150	379						
+175	416						
+200	454						
-5	144	112	93	75	62	49	40
-10	137	108	88	73	59	47	37
-15							36
-20							34
-25							32
-30							30

- E Executive Quality
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- 6 Sub-standard

GRADE ADJUSTMENTS

60% SCHEDULE

	E	1	2	3	4	5	6
	140	109	89	73	60	48	38
+5	147	115	94	77	63	50	40
+10	154	120	99	81	66	53	43
+20	168						
+30	182						
+40	196						
+50	210						
+75	245						
+100	280						
+125	315						
+150	350						
+175	384						
+200	419						
-5	133	103	86	70	57	46	37
-10	126	100	82	67	54	43	34
-15							33
-20							31
-25							30
-30							28

- E Executive Quality
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- 2 High Quality
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- 6 Sub-standard

GRADE ADJUSTMENTS

55% SCHEDULE

	E	1	2	3	4	5	6
	128	100	82	67	55	44	35
+5	135	105	87	70	58	46	37
+10	141	110	91	74	61	48	39
+20	154						
+30	167						
+40	179						
+50	192						
+75	224						
+100	256						
+125	288						
+150	320						
+175	352						
+200	384						
-5	122	95	78	64	52	42	34
-10	116	92	75	62	50	40	32
-15							30
-20							29
-25							27
-30							26

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
- 3 Good
- 4 Average
- 5 Below Average
- 6 Sub-standard

GRADE ADJUSTMENTS

50% SCHEDULE

	E	1	2	3	4	5	6
	117	91	75	61	50	40	32
+5	122	96	79	64	53	42	33
+10	128	100	83	68	55	44	36
+20	140						
+30	151						
+40	163						
+50	175						
+75	204						
+100	233						
+125	262						
+150	291						
+175	320						
+200	350						
-5	111	86	71	58	48	38	31
-10	105	83	68	56	45	36	29
-15							28
-20							26
-25							25
-30							23

- E Executive Quality
- 1 Superior Quality
- 2 High Quality
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ANALYZED UNIT COST SCHEDULE

**ANALYZED UNIT COST SCHEDULE
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ANALYZED UNIT COSTS FOR COMMERCIAL & INDUSTRIAL CONSTRUCTION

All costs are "replacement cost in place", including contractors' overhead and profit and architectural and engineering services (where applicable). See Grading section for further explanation.

Quality and quantity are the two major factors affecting unit costs in place. A "range" has been given on many items in the following pages to help the appraiser in making adjustments for these factors. The high and low does NOT indicate the highest or lowest possible prices for these items, but only shows a normal variation and price fluctuation.

EXCAVATION

MACHINE BULK EXCAVATION & SITE PREPARATION (C.Y.)

	Price Range		Typical
Ordinary Earth & Clay (Distributed on Site)	\$2.40	\$3.60	\$3.00
Normal Haul	6.00	9.00	7.50
Solid Rock	100.00	140.00	120.00
Site Preparation (S.F.)*	0.25	0.45	0.35

*Assumes a flat to slightly sloped terrain, light to medium vegetation.

MACHINE TRENCH EXCAVATION (L.F.)

Depth	Width	
	12"	24"
1' to 3'	\$6.20	\$8.60
4' to 6'	7.80	10.20
7' to 10'	19.80	23.50

	Compacted		Not Compacted	
Backfill & Clean-Up (C.Y.)	\$6.75	\$9.75	\$3.50	\$5.50
(Assuming material available on site.)				

WELLS & SEPTIC SYSTEMS

		Price Range		Typical
Wells	(150' average depth)	\$6,000	\$12,000	\$9,000
	Depth adjustment	26.00	40.00	33.00
*Septic System	Leach Field System	\$6,000	\$9,000	\$7,500
	Sand Filter System	11,000	15,000	13,000

*Typical cost for a 3 bedroom dwelling or equivalent, add \$1,000 for each additional bedroom.

LANDSCAPING

		Price Range		Typical
Finish Grading (P.S.F.)		\$0.24	\$0.36	\$0.30
Seeding (P.S.F.)		0.03	0.07	0.05
Sodding (P.S.F.)		0.25	0.35	0.30
Shrubs (Each)		25.00	95.00	60.00
Trees (Each)		100.00	300.00	200.00
Retaining Wall (P.S.F.S.A.)	Wood	15.00	25.00	20.00
	Masonry	20.00	30.00	25.00
	Rock/Stone	25.00	40.00	32.50
	Decorative Stone	30.00	40.00	35.00

LANDSCAPING (Continued)

OUTDOOR LIVING SPACES (\$/S.F.)

	Price Range	Typical
Concrete Patio	\$3.00 - \$6.80	\$4.90
Stamped Concrete Patio	8.00 - 16.00	12.00
Concrete Block (Limited Base)	5.00 - 11.00	8.00
Flagstone Patio (Prepared Base)	8.00 - 16.00	12.00
Paver Patio (Prepared Base)	10.00 - 20.00	15.00
Patio Bench Wall (P.L.F.)	25.00 - 45.00	35.00
Outdoor Fireplace	1,500.00 - 7,500.00	4,500.00
BI Fire Pits	500.00 - 1,500.00	1,000.00
Pergola	15.00 - 40.00	25.00
Accent Lighting	1.00 - 2.00	1.50
Outdoor Masonry Kitchens/Grilling Stations (P.L.F.)	200.00 - 300.00	250.00

The above cost assume projects completed by a landscaping contractor. Do-it-yourself homeowner projects will be at the mid to low range with lower quality projects being below the low range. Kitchen and Grilling station cost do not include plumbing, electrical or appliances.

PILES

Piling costs will vary considerably due to such factors as set-up and dismantling, size of job, soil condition and transportation. Average conditions are considered in the following piling costs. Set-up, transportation and dismantling is figured at \$6,000.

SHEET PILES – WOOD (P.S.F.S.A.)

	Price Range	Typical
Trenches Continuous Sheeting	\$7.00 - \$10.00	\$8.50
Braced Only	3.25 - 4.75	4.00
Basement Untreated Wood	12.50 - 18.50	15.50
Creosoted Wood	14.50 - 21.50	18.00

SHEET PILES – STEEL (P.S.F.S.A.) (LEFT IN PLACE)

Width	Web	Weight per S.F.	Price Range	Typical	If Pulled for Reuse Deduct
16"	3/8"	23#	\$17.50 - \$26.50	\$22.00	\$1.80
18"	3/8"	27#	20.50 - 31.50	26.00	2.40
16"	31/64"	32#	23.00 - 35.00	29.00	3.80
18"	3/8"	38#	26.50 - 40.50	33.50	8.75

BEARING PILES (P.L.F.)

WOOD

	Price Range	Typical
400 L.F.	\$30.00 - \$46.00	\$38.00
800 L.F.	23.00 - 35.00	29.00
1,500 L.F.	20.00 - 31.00	25.50
3,000 L.F.	18.25 - 27.75	23.00

STEEL

	36#	42#	53#	57#	73#	74#	89#	102#	117#
8" x 8"	\$32.75	—	—	—	—	—	—	—	—
10" x 10"	—	\$36.25	—	\$41.75	—	—	—	—	—
12" x 12"	—	—	\$41.75	—	—	\$50.00	—	—	—
14" x 14"	—	—	—	—	\$50.00	—	\$65.00	\$70.00	\$80.00

PRESTRESSED PRECAST CONCRETE (P.L.F.)

	Typical
14"	\$46.00
16"	55.00
24"	80.00

STEEL PIPES - CONCRETE FILLED (P.L.F.)

	Typical
8"	\$35.00
10"	41.00
12"	46.00

Not concrete filled deduct \$4.00 to \$4.50 P.L.F.

CONCRETE POURED IN DRILLED HOLES (P.L.F.)

	Price Range	Typical
12" through 24"	\$31.00 - \$47.00	\$39.00

PILES (Continued)

GEOPIERS (INTERMEDIATE FOUNDATION SYSTEM) (P.L.F.)

	Price Range	Typical
30" Diameter	\$95.00 - \$145.00	\$120.00

CAISSONS (P.C.F.)

If caissons are pulled for reuse, the cost per cubic foot is \$10.00 to \$22.75. If caissons are not pulled use \$29.00 to \$58.00 per cubic foot. Normal high-rise construction requires caissons to remain in place.

DOLPHINS

	Price Range	Typical
Pile Cluster Type (7' to 13' wood piles)	\$26,500 - \$43,000	
Steel Pile Cell (topped w/ concrete 17' - 30' diameter)	72,000 - 145,000	
Support Piers (3' - 10' diameter)	15,500 - 35,000	

FOUNDATIONS

For built-up prices see Commercial and Industrial Short Form Schedule

FOUNDATION FORMS (P.S.F.S.A.)

	Price Range	Typical
Wall Forms (6' High or Less)	\$4.80 - \$5.80	\$5.30
Wall Forms (8' High)	5.25 - 6.25	5.75
Wall Forms (12' High)	5.90 - 6.90	6.40
Wall Forms (20' High)	6.80 - 7.80	7.30

Wall form prices are P.S.F.S.A. (including two sides). Prices may increase as much as 100% for specially designed structures such as radial walls for parking ramps.

FOUNDATION CONCRETE

	Price Range	Typical
Bulk Concrete (C.F.)	\$5.40 - \$6.40	\$5.90
Add For Reinforcing (LB.)	1.00 - 1.30	1.15
Waterproofing	1.00 - 1.30	1.15

Above concrete and reinforcing steel prices do not include forming or hoisting of bulk materials for high structures.

EXTERIOR WALLS (P.S.F.S.A.)

MASONRY

Type	Wall Thickness						
	4"	6"	8"	10"	12"	16"	
Face Brick Veneer (Does not include wood stud back-up)	\$14.25	—	—	—	—	—	
Face Brick (Solid)	14.25	—	\$28.50	—	\$34.50	\$44.30	
Face Brick Veneer (4" brick on 2 x 4 wood stud back-up)	—	—	18.70	—	—	—	
Cement Brick	13.60	—	—	—	—	—	
Concrete Block or Tile	7.00	\$8.40	10.00	\$11.00	13.50	—	
Concrete Block w/ Glazed Face	14.90	19.40	20.50	22.00	25.00	—	
Rock Face Concrete Block	9.50	10.50	11.50	—	14.25	—	
Ground Face Concrete Block	11.70	12.60	13.75	—	16.70	—	
Fluted Face Concrete Block	9.50	10.40	11.30	12.60	13.90	—	
4" Brick on 8" Concrete Block	—	—	—	—	22.80	—	
4" Brick on 12" Concrete Block	—	—	—	—	—	26.30	
4" Face Brick, 3" Air & Insulation Cavity on 8" Conc. Blk	—	—	—	—	25.00	—	
4" Rock Face Conc. Blk, 3" Air & Insulation Cavity on 8" Conc. Blk	—	—	—	—	20.25	—	
Structural Glazed Tile	15.90	—	—	—	—	—	
6" x 6" Glass Block	42.40	—	—	—	—	—	
8" x 8" Glass Block	28.60	—	—	—	—	—	
12" x 12" Glass Block	30.50	—	—	—	—	—	
Tile Coping	—	—	14.30	—	18.70	—	
8" Precast Tile Coping	—	—	22.50	26.20	30.00	—	
4" Cut Stone Coping	—	—	20.50	—	26.00	—	
Aluminum Coping (P.L.F.)	13.50	15.50	17.80	20.10	22.40	24.50	
	6"	8"	10"	12"	16"	20"	24"
Concrete	\$9.60	\$11.30	\$13.00	\$14.65	\$16.90	\$20.05	\$22.75
Reinforced Concrete	11.55	13.30	15.05	16.80	20.35	24.65	27.95

Add \$2.25 P.S.F.S.A. for stay in place insulated forming.

The exterior wall prices above are averages. The appraiser should consider a possible 20% "range" in either direction for quality and quantity adjustments if necessary.

EXTERIOR WALLS (Continued)

TILT-UP CONCRETE PANELS COSTS OR CONCRETE HOLLOW CORE PLANKS (P.S.F.S.A.)

	Price Range	Typical
5 1/2" and 6" Broom Finish	\$13.00 - \$19.00	\$16.00
5 1/2" and 6" Aggregate Finish	15.00 - 22.00	18.50
7 1/2" and 8" Broom Finish	15.00 - 22.00	18.50
7 1/2" and 8" Aggregate Finish	17.00 - 25.00	21.00
11 1/2" and 12" Broom Finish	17.50 - 26.50	21.00
11 1/2" and 12" Aggregate Finish	19.50 - 29.50	23.50

No insulation - deduct \$1.00 S.F.

Add \$1.50 P.S.F.S.A for each additional inch of thickness.

PRECAST DOUBLE "T" PANELS (P.S.F.S.A.)

	Price Range	Typical
Used for Walls 8' wide, 24" deep, insulated	\$13.00 - \$19.00	\$16.00

STUDDING (P.S.F.S.A.)

Stud prices include top and bottom plate and normal openings.

	Center to Center			
	12"	16"	20"	24"
2" x 4" Wood Studs	\$3.10	\$2.60	\$2.40	\$2.20
2" x 6" Wood Studs	4.45	3.80	3.45	3.10
4" Metal Studs (20 - 25 Gauge)	3.45	3.15	3.00	2.80
6" Metal Studs (20 - 25 Gauge)	4.35	3.90	3.65	3.45

Price will vary +/- 20% depending on quality, number of openings, height and design.

SHEATHING (P.S.F.S.A.)

	Price Range	Typical
5/16" Plywood	\$1.15 - \$1.65	\$1.40
1/2" Plywood	1.35 - 2.05	1.70
3/4" Plywood	1.70 - 2.50	2.10
7/16" OSB Board	0.95 - 1.35	1.15
15/32" OSB Board	1.00 - 1.40	1.20
1/2" Fiberboard	1.00 - 1.40	1.20
25/32" Fiberboard	1.20 - 1.70	1.45
Building Wrap	0.40 - 0.50	0.45
Felt Paper 15#	0.20 - 0.30	0.25
Felt Paper 30#	0.35 - 0.45	0.40

INSULATION (P.S.F.S.A.)

		Price Range	Typical
Fiberglass or Rock Wool (In Paper Batts)	3 1/2" (R-11)	\$0.60 - \$0.90	\$0.75
	3 1/2" (R-13)	0.65 - 0.95	0.80
	3 1/2" (R-15)	0.80 - 1.20	1.00
	6" (R-19)	0.80 - 1.20	1.00
	6" (R-21)	1.00 - 1.50	1.25
	9 1/2" (R-30)	1.10 - 1.60	1.35
Fiberglass or Rock Wool (Blown)	11 1/2" to 12" (R-38)	1.30 - 1.90	1.60
Vermiculite, Perlite, Zonolite or Equivalent	3 1/2" (R-7)	0.95 - 1.35	1.15
	6" (R-12)	1.35 - 1.95	1.65
Loose Fill In Block Walls	(R-3)	1.00 - 1.40	1.20
Rigid Board	1" (R-3)	1.00 - 1.50	1.25
	2" (R-6)	1.50 - 2.20	1.85
Spray on Insulation (Urethane, Closed Cell)	1" (R-6.5)	0.70 - 1.10	0.90
	2" (R-13)	1.40 - 2.10	1.75
	3" (R-19.5)	2.10 - 3.20	2.65
	3.5" (R-23)	2.50 - 3.70	3.10
	4" (R-26)	2.80 - 4.20	3.50
	5" (R-32.5)	3.50 - 5.30	4.40
	5.5" (R-36)	3.85 - 5.75	4.80
	6" (R-39)	4.20 - 6.30	5.25

EXTERIOR WALLS (Continued)

VAPOR BARRIER

	Price Range	Typical
	\$0.15 - \$0.23	\$0.19

INSULATED METAL WALL PANELS (P.S.F.S.A.)

	Price Range	Typical
Galvanized Steel (22 Gauge)		
Sandwich Panels 1" Thick	\$10.50 - \$15.50	\$13.00
2" Thick	12.00 - 17.00	14.50
3" Thick	13.10 - 19.60	16.35
4" Thick	14.00 - 21.00	17.50
5" Thick	15.00 - 22.30	18.65
6" Thick	16.00 - 23.50	19.75
8" Thick	18.00 - 27.00	22.50
10" Thick	20.50 - 30.50	25.50

For 20 gauge - Increase above prices 15%

For 26 gauge - Decrease above prices 20%

For enamel finish & aluminum panels - Add \$0.30 P.S.F.S.A. per side

Porcelain finish - Add \$2.00 per side

STRUCTURAL INSULATED PANELS (SIP) (P.S.F.S.A.)

	Price Range	Typical
EPS insulation with 7/16" OSB board on each side		
4 1/2" Thick	\$5.30 - \$7.70	\$6.50
6 1/2" Thick	6.00 - 8.50	7.25
8 1/2" Thick	6.70 - 9.50	8.10
10 1/2" Thick	7.80 - 11.00	9.40

STAY IN PLACE STRUCTURAL FORMED REINFORCED CONCRETE WALLS

INSULATED CONCRETE FORM (ICF) WALLS (P.S.F.S.A.)

2" expanded polystyrene (EPS) insulated forms with reinforced concrete.

Thickness of Interior R' Concrete	Price Range	Typical
4" Thick	\$10.15 - \$15.25	\$12.70
6" Thick	11.00 - 16.60	13.80
8" Thick	14.45 - 18.65	15.55

NON-INSULATED POLYMER CONCRETE FORMED WALLS (P.S.F.S.A.)

Non-insulated polymer forms filled with reinforced concrete.

Thickness of Interior R' Concrete	Price Range	Typical
4" Thick	\$10.90 - \$16.40	\$13.65
6" Thick	11.80 - 17.70	14.75
8" Thick	12.80 - 19.20	16.00

INSULATED POLYMER FORMED CONCRETE WALLS (P.S.F.S.A.)

Non-insulated interior form, exterior form has 2" of insulation, filled with reinforced concrete.

Thickness of Interior R' Concrete	Price Range	Typical
4" Thick	\$14.70 - \$22.10	\$18.40
6" Thick	15.60 - 23.40	19.50
8" Thick	16.60 - 24.90	20.75

EXTERIOR WALLS (Continued)

WALL COVERINGS (P.S.F.S.A.) INCLUDES PAINT WHERE APPLICABLE.

		Price Range		Typical
Redwood Bevel Siding	5/8" x 6"	\$5.50	- \$8.40	\$6.95
Redwood Bevel Siding	5/8" x 8"	4.80	- 7.30	6.05
Red Cedar Bevel Siding	1/2" x 4"	5.35	- 8.05	6.70
Red Cedar Bevel Siding	1/2" x 6"	5.00	- 7.50	6.25
Red Cedar Siding	1/2" x 8"	4.85	- 7.15	6.00
Red Cedar Siding	3/4" x 10"	5.20	- 7.80	6.50
Tongue & Groove – Cedar Siding	1" x 6"	4.30	- 6.50	5.40
Rough Cut Vertical Siding	4' x 8'	2.45	- 3.75	3.10
Redwood or Cedar Vertical Siding	4' x 8'	2.90	- 4.30	3.60
Pine Bevel Siding		3.05	- 4.55	3.80
Aluminum Bevel Siding		3.40	- 5.10	4.25
Composition Siding		2.25	- 3.35	2.80
Vinyl Bevel Siding		2.75	- 4.15	3.45
Steel Bevel Siding		3.40	- 5.10	4.25
Log Siding		5.20	- 7.70	6.45
Asbestos Shingle		2.10	- 3.20	2.65
Stucco on Masonry		3.50	- 5.50	4.50
Stucco on Frame		4.50	- 6.50	5.50
Exterior Insulation and Finish System (EIFS)		6.80	- 12.80	9.80
Corrugated Asbestos (Transite)		4.25	- 6.35	5.30
Fiber Cement Lap Siding		3.20	- 4.80	4.00
*24 Gauge Corrugated Painted Metal Panels		3.25	- 4.75	4.00
*24 Gauge Corrugated Painted Metal Panels on Wood Girts		3.80	- 5.70	4.75
*24 Gauge Corrugated Painted Metal Panels on Steel Girts		4.50	- 6.50	5.50
*26 Gauge Corrugated Painted Metal Panels		2.90	- 4.30	3.60
*26 Gauge Corrugated Painted Metal Panels on Wood Girts		3.50	- 5.20	4.35
*26 Gauge Corrugated Painted Metal Panels on Steel Girts		4.10	- 6.10	5.10
*29 Gauge Corrugated Painted Metal Panels		2.00	- 3.00	2.50
*29 Gauge Corrugated Painted Metal Panels on Wood Girts		2.60	- 4.00	3.25
*29 Gauge Corrugated Painted Metal Panels on Steel Girts		3.25	- 4.75	4.00
*0.024" Corrugated Aluminum Panels		2.80	- 4.20	3.50
*0.024" Corrugated Aluminum on Wood Girt		3.40	- 5.10	4.25
*0.024" Corrugated Aluminum on Steel Girts		4.00	- 6.00	5.00
*0.032" Corrugated. Aluminum Panels		3.00	- 4.40	3.70
*0.032" Corrugated Aluminum on Wood Girts		3.60	- 5.30	4.45
*0.032" Corrugated Aluminum on Steel Girts		4.20	- 6.20	5.20
*Deduct \$0.50/S.F. If Galvanized and Unpainted				
Structural Thermo-Glass Walls		50.00	- 130.00	90.00
Structural Thermo-Glass Walls - Tinted		63.00	- 140.00	101.50

PAINTING - EXTERIOR (P.S.F.S.A.)

	Price Range		Typical
Wood Siding - 2 Coat	\$1.20	- \$1.80	\$1.50
Wood Siding - 3 Coat	1.50	- 2.20	1.85
Concrete Block, Brick, Stucco & Concrete	1.45	- 2.15	1.80

Masonry and stucco costs include waterproofing. Deduct 15% if non-waterproofed.
Wood siding costs include waterproofing. Deduct 20% if non-waterproofed.

EXTERIOR WALLS (Continued)

WALL FACINGS (P.S.F.S.A.)

		Price Range		Typical
Stone	Ashler Veneer (Rough)	\$25.25	- \$37.75	\$31.50
	Sawed Bed	31.60	- 45.90	39.50
	Native Rubblestone Veneer	21.80	- 32.70	27.25
	Cobblestone Walls	21.25	- 31.75	26.50
Limestone	Rubblestone	28.00	- 42.00	35.00
	Ashler Veneer (Rough)	24.00	- 36.00	30.00
	Sawed Bed	30.00	- 45.00	37.50
	Rubble Veneer	19.00	- 28.50	23.75
Granite	Ashler Veneer (Rough)	34.80	- 52.20	43.50
	Ashler Veneer (Polished)	38.40	- 57.60	48.00
	Rubble Veneer	29.25	- 43.75	36.50
Slate Panels		40.00	- 60.00	50.00
*Marble		48.00	- 72.00	60.00
Cultured Stone		14.50	- 21.50	18.00

*Marble costs will vary depending on the degree of color variation and structure. Use low prices for local marbles with uniform surfaces requiring no waxing or filling, with little variation in texture and color. Use the typical price for imported marble with flaws, voids and good color variation. Use the high price for imported marbles with maximum variations in texture and color, these are highly colored marbles.

DOORS (P.S.F.S.A.) (Includes trim, hardware, frame and finish)

RESIDENTIAL

Residential doors can also be used for commercial		Price Range		Typical
*Wood Entry Doors		\$23.00	- \$35.00	\$29.00
*Metal Entry Doors		26.00	- 39.00	32.50
*Add 50% to 100% for side lights; add 100% for ornamental doorways				
Hollow Core Interior Doors		15.50	- 23.00	19.25
Six Panel Interior Doors		18.00	- 27.00	22.50
Double Glass Sliding or French Doors		32.00	- 48.00	40.00
Combination Screen/Window Storm Doors		16.00	- 24.00	20.00
Deluxe Glass/Metal Storm Doors		19.00	- 28.50	23.75
Bi-Fold And Sliding Wood Bypass Doors		8.00	- 12.00	10.00
Overhead Doors	Non-Insulated Single	11.50	- 17.00	14.25
	Insulated Single	14.00	- 21.00	17.50
	Non-Insulated Double	9.50	- 14.00	11.75
	Insulated Double	10.75	- 16.25	13.50
Add for Automatic Door Opener (Each)		400.00	- 600.00	500.00

COMMERCIAL AND INDUSTRIAL

		Price Range		Typical
Metal Hollow Core		\$34.00	- \$51.00	\$42.50
Metal Fire Door "B" Label (1.5 hour)		40.00	- 60.00	50.00
Metal Fire Door "A" Label (3 hour)		46.00	- 69.00	57.50
Kalamein – 1 ¾"		34.00	- 51.00	42.50
Kalamein – 2 ½"		36.50	- 54.50	45.50
Add For Automatic Door Closer		220.00	- 330.00	275.00
Overhead Doors	Up to 10' Wide	15.50	- 23.00	19.25
	12' to 14' Wide	12.00	- 18.00	15.00
	16' Wide and Above	14.25	- 21.25	17.75
Steel Roll Doors	Up to 14' Wide	21.25	- 31.75	26.50
	16' Wide or Above	21.50	- 32.50	27.00
Fire Rated Steel Roll Doors		32.00	- 48.00	40.00
Add to Steel Doors if Insulated		12.50	- 18.50	15.50
Add if Electric Operated (Per Door)	Up to 10" Wide	1,080.00	- 1,620.00	1,350.00
	12' to 20' Wide	1,320.00	- 1,980.00	1,650.00
	Above 20' Wide	1,400.00	- 2,100.00	1,750.00
High Speed Fabric Roll Door		120.00	- 180.00	150.00
High Speed Plastic Roll Door		140.00	- 210.00	175.00
Large Motorized Bi-Fold or Hydraulic Lift Doors	Up to 20' Tall	20.75	- 31.25	26.00
	Over to 20' Tall	30.50	- 45.50	38.00
Plastic Strip Doors (Cooler Drive-Thru Type)		14.50	- 21.50	18.00
Rubber Swinging Traffic Doors		50.00	- 75.00	62.50

Note: See Store Fronts for additional data.

WINDOWS (P.S.F.S.A.) (Includes trim, hardware and installation)

		Price Range		Typical
Wood/Vinyl	Single Hung	\$28.00	- \$42.00	\$35.00
	Double Hung	33.50	- 50.50	42.00
Aluminum	Casement	40.00	- 60.00	50.00
	Single Hung	26.00	- 39.00	32.50
	Double Hung	31.00	- 46.00	38.50
Steel	Casement	38.50	- 57.50	48.00
	Casement	23.00	- 35.00	29.00
	Industrial Fixed	21.50	- 32.50	27.00
	Industrial Vented	26.50	- 39.50	33.00
Basement Utility Windows (Per Window)		140.00	- 210.00	175.00
Bay and Bow Windows		46.50	- 69.50	58.00
Circle Top Windows		115.00	- 175.00	145.00
Skylights (Roof Windows)		105.00	- 155.00	130.00

STORE FRONTS

Based on 12' high wall, ornamentation 4' high.

	Low Cost	Typical Cost	Good Cost	High Cost
Basic Front (P.S.F.S.A.)	\$25.00	\$37.50	\$50.00	\$75.00
Ornamentation (P.L.F.)	7.00	16.00	46.50	66.50
Display Platform & Dropped Ceiling (P.L.F.)	N/A	N/A	112.50	160.00
Lighting (P.L.F.)	10.00	25.00	67.50	115.00
Display Back (P.L.F.)	N/A	72.00	100.00	145.00

ADD FLAT ITEMS

	Low Cost	Typical Cost	Good Cost	High Cost
Entrance Doors				
Wood & Glass	\$750	\$1,000	\$1,350	\$1,600
Aluminum & Glass (Single)	1,300	1,650	2,000	2,300
Aluminum & Glass (Double)	2,350	2,650	2,900	3,150
1/2" Tempered Glass	2,300	2,550	2,800	3,050
Revolving Doors	31,500	44,600	56,500	80,000
Sliding Glass, Automatic Two-Way Entry	14,500	17,500	20,500	24,000
Automatic Swing Door (Include Opener) (Single)	5,750	6,900	8,000	10,250
Automatic Swing Door (Include Opener) (Double)	11,250	13,000	14,800	17,750

INTERIOR FINISH (P.S.F.S.A.)

BASIC PARTITION WALLS (NO FINISH OR FURRING) (P.S.F.S.A.)

	Price Range		Typical
2" x 4" Wood Studs (16" on center)	\$1.75	- \$2.15	\$1.95
2" x 4" Wood Studs (24" on center)	1.35	- 1.65	1.50
2" x 6" Wood Studs (16" on center)	2.40	- 3.00	2.70
2" x 6" Wood Studs (24" on center)	1.90	- 2.30	2.10
4" Metal Studs (16" on center)	1.85	- 2.25	2.05
4" Metal Studs (24" on center)	1.45	- 1.75	1.60
6" Metal Studs (16" on center)	2.25	- 2.75	2.50
6" Metal Studs (24" on center)	1.95	- 2.35	2.15
Clay Tile 4"	6.85	- 8.35	7.60
Clay Tile 6"	7.65	- 9.35	8.50
Clay Tile 8"	8.10	- 9.90	9.00
Concrete Block 4"	6.95	- 8.45	7.70
Concrete Block 6"	7.85	- 9.65	8.75
Concrete Block 8"	8.35	- 10.25	9.30
Glassboard on 4" Concrete Block	12.95	- 17.45	15.20
Glassboard on 6" Concrete Block	13.85	- 18.65	16.25
Glassboard on 8" Concrete Block	14.35	- 19.25	16.80
Gypsum Block 4"	6.85	- 8.35	7.60
Gypsum Block 6"	7.75	- 9.45	8.60

GLAZED PARTITION WALLS (P.S.F.S.A.)

	1 Side	2 Sides
4" Glazed Block	\$18.10	\$24.50
8" Glazed Block	21.50	28.50
4" Glazed Tile	18.25	24.75
8" Glazed Tile	22.00	29.25

INTERIOR FINISH (P.S.F.S.A.) (Continued)

FURRING (P.S.F.S.A.)

	Price Range		Typical
1" x 2" Wood on Masonry	\$1.05	- \$1.55	\$1.30
1" x 2" Wood on Wood	0.80	- 1.20	1.00
1" x 3" Wood on Masonry	1.20	- 1.80	1.50
1" x 3" Wood on Wood	1.05	- 1.55	1.30
Metal	1.30	- 1.90	1.60

LATH & PLASTER (P.S.F.S.A.)

	Price Range		Typical
Plaster Direct on Masonry Walls	\$3.40	- \$5.10	\$4.25
Plaster on Gypsum Lath (2 Coat)	3.70	- 5.50	4.60
(3 Coat)	4.40	- 6.60	5.50
Plaster on Metal Lath (3 Coat)	4.80	- 7.20	6.00

DRYWALL (TAPED AND COMPOUND ONLY) (P.S.F.S.A.)

	Price Range		Typical
3/8"	\$1.10	- \$1.50	\$1.30
1/2"	1.25	- 1.75	1.50
5/8"	1.30	- 1.80	1.55
Texture	0.35	- 0.45	0.40
Add for Thin Coat Plaster Finish Over Blueboard (Calcoat)	0.85	- 1.15	1.00

PANELING (P.S.F.S.A.)

	Price Range		Typical
1/4" Plywood - Softwood	\$2.30	- \$3.50	\$2.90
1/4" Plywood - Hardwood	3.80	- 5.80	4.80
Add 50% for 3/4"			
3/4" Solid - Softwood	4.00	- 6.00	5.00
3/4" Solid - Hardwood	5.25	- 7.95	6.60
Glassboard (FRP Panels)	3.00	- 4.50	3.75

CEILINGS (P.S.F.)

	Price Range		Typical
Drywall	\$1.60	- \$2.00	\$1.85
Add for Texture	0.35	- 0.55	0.45
Add for Thin Coat Plaster Finish Over Blueboard (Calcoat)	0.80	- 1.20	1.00
Plaster	3.75	- 5.25	4.50
Composition Block	2.10	- 3.10	2.60
Glassboard (FRP Panels)	3.00	- 4.50	3.75
Suspended Acoustical Block (Fiber)	2.75	- 3.75	3.25
Suspended Acoustical Block (Mineral)	2.75	- 3.75	3.25
Suspended Acoustical Tile w/ Dropped Edge (Tegular)	4.00	- 5.50	4.75
Suspended Stamped Metal	10.00	- 16.00	13.00

Suspended Ceilings Include Hanger Grid System

PAINT & FINISHES - INTERIOR (P.S.F.S.A.)

	Price Range		Typical
2 Coat Paint	\$0.55	- \$0.95	\$0.75
3 Coat Paint	0.75	- 1.25	1.00
Wallpaper (Including Labor & Material)			
Vinyl, Paper Backed	1.50	- 2.50	2.00
Vinyl, Fabric Backed	1.95	- 3.25	2.60
Grass Clothes w/ Lining Paper	3.20	- 5.30	4.25
Natural Fiber	2.30	- 3.90	3.10
Painted Doors - Metal (Including Trim) (Each)			95.00
Painted Doors - Wood (Including Trim) (Each)			105.00

INTERIOR FINISH (P.S.F.S.A.) (Continued)

PARTITIONS (P.S.F.S.A.) COMMON PARTITIONS COMPLETE EXCEPT DOORS & TRIM

	Finish 1 Side	Finish 2 Sides
Drywall on 2" x 4" Wood Studs	\$4.20	\$6.45
Drywall on 2" x 4" Wood Studs (2 Hour Fire Rating)	—	9.65
Drywall on 2" x 4" Wood Studs (3 Hour Fire Rating)	—	12.75
Drywall on 2" x 4" Wood Studs (4 Hour Fire Rating)	—	15.85
Drywall on 2" x 6" Wood Studs	4.95	7.20
Drywall on 2" x 6" Wood Studs (2 Hour Fire Rating)	—	10.40
Drywall on 2" x 6" Wood Studs (3 Hour Fire Rating)	—	13.50
Drywall on 2" x 6" Wood Studs (4 Hour Fire Rating)	—	16.60
Lath & Plaster on 2" x 4" Wood Studs	7.30	12.65
Lath & Plaster on 2" x 6" Wood Studs	8.05	13.40
Drywall on 4" Metal Studs	4.30	6.55
Drywall on 4" Metal Studs (2 Hour Fire Rating)	—	9.75
Drywall on 4" Metal Studs (3 Hour Fire Rating)	—	12.85
Drywall on 4" Metal Studs (4 Hour Fire Rating)	—	15.95
Lath & Plaster on 4" Metal Studs	7.05	12.05
Plaster on 4" Clay Tile	12.60	17.60
Plaster on 6" Clay Tile	13.50	18.50
Plaster on 4" Concrete Block	12.70	17.70
Plaster on 6" Concrete Block	13.75	18.75
Plaster on 4" Gypsum Block	12.60	17.60
Plaster on 6" Gypsum Block	13.60	18.60
1/4" Softwood Paneling on 2" x 4" Wood Studs	4.85	7.75
1/4" Hardwood Paneling on 2" x 4" Wood Studs	6.75	11.55
Glassboard on Drywall on 2" x 4" Wood Studs	7.95	13.95
Glassboard on Drywall on 2" x 6" Wood Studs	8.70	14.70
Glassboard on Drywall on 4" Metal Studs	8.05	14.05

ADD FOR DOORS (AVERAGE PRICE PER L.F. OF PARTIONING)

	Price Range		Typical
1 Door per 15' Average			
Wood Hollow Core	\$21.55	- \$32.35	\$26.95
Six Panel (Solid Core)	25.20	- 37.80	31.50
Metal Hollow Core	47.60	- 71.40	59.50
1 Door per 20' Average			
Wood Hollow Core	16.20	- 24.20	20.20
Six Panel (Solid Core)	18.95	- 28.35	23.65
Metal Hollow Core	35.75	- 53.55	44.65
1 Door per 30' Average			
Wood Hollow Core	10.80	- 16.20	13.50
Six Panel (Solid Core)	12.60	- 18.90	15.75
Metal Hollow Core	23.80	- 35.70	29.75

ADD FOR TRIM (AVERAGE PRICE PER L.F. OF PARTIONING)

	Price Range		Typical
Softwood			
One Side	\$2.25	- \$3.75	\$3.00
Two Sides	4.50	- 7.50	6.00
Hardwood			
One Side	3.00	- 4.80	3.90
Two Sides	6.00	- 9.60	7.80

INTERIOR FINISH (P.S.F.S.A.) (Continued)

BUILT-IN CABINETS

*Base cabinets (including countertops)

	Price Range	Typical
Metal w/ Laminate	\$220.00 - \$330.00	\$280.00
Metal w/ Granite/Marble	325.00 - 485.00	410.00
Metal w/ Solid Surface	285.00 - 425.00	360.00
Wood w/ Laminate	235.00 - 365.00	300.00
Wood w/ Granite/Marble	340.00 - 520.00	430.00
Wood w/ Solid Surface	300.00 - 460.00	380.00
Laminated Wood w/ Laminate	200.00 - 310.00	255.00
Laminated Wood w/ Granite/Marble	305.00 - 465.00	385.00
Laminated Wood w/ Solid Surface	265.00 - 405.00	335.00

*Wall Cabinets

Metal	120.00 - 190.00	155.00
Wood	135.00 - 205.00	170.00
Laminated	120.00 - 180.00	150.00

*Above cost are averages only. Low quality economy cabinets may cost as much as 50% less, excellent quality custom cabinets could cost 200% more.

*SECURITY SYSTEMS

	Price Range	Typical
Residential Systems (Lump Sum)	\$650.00 - \$1,850.00	\$1,250.00
Commercial Systems (P.S.F.)	0.75 - 1.25	1.00

*Includes smoke detectors, motion detectors, door/window contacts, key pads, control panels and sirens.

*SURVEILLANCE SYSTEMS

	Price Range	Typical
1 or 2 Cameras (per Camera)	\$1,800.00 - \$3,000.00	\$2,400.00
3 or More Cameras (per Camera)	1,200.00 - 2,000.00	1,600.00

*Includes recorders, cameras, monitors, cable and connections.

BUILT-IN VACUUMS

	Price Range	Typical
Basic Package (4 Outlets)	\$1,400.00 - \$2,200.00	\$1,800.00
Additional Outlets	145.00 - 215.00	180.00
Per Square Foot	0.70 - 1.10	0.90

INTERCOMS & BUILT-IN STEREOS

	Price Range	Typical
Intercoms (Residential) (Lump Sum)	\$875.00 - \$1,375.00	\$1,125.00
Intercoms (P.S.F.)	0.75 - 1.15	0.95
Built-In Stereos - Speakers Only (Per Room) (Lump Sum)	150.00 - 650.00	325.00
Built-In Stereos - Speakers Only (P.S.F.)	0.65 - 3.25	1.95

FLOORS AND ROOFS

WOOD JOISTS (P.S.F.S.A.) (OF FLOOR)

	Center to Center			
	12"	16"	20"	24"
2" x 6"	\$3.05	\$2.50	\$2.15	\$1.90
2" x 8"	3.50	2.85	2.45	2.15
2" x 10"	4.10	3.45	2.95	2.60
2" x 12"	4.70	3.75	3.20	2.80
3" x 6"	4.80	3.80	3.25	2.85
3" x 8"	5.70	4.50	3.90	3.35
3" x 12"	6.90	5.45	4.70	4.00

Above figures are average construction. Range is +20% or -20%. The above figures may be used for roof rafters.

WOOD JOISTS (T.J.I.) (P.S.F.S.A) (OF FLOOR OR ROOF)

	Center to Center			
	12"	16"	20"	24"
9 1/2"	\$4.70	\$3.80	\$3.20	\$2.80
11 7/8"	5.50	4.30	3.75	3.20
14"	6.05	4.80	4.10	3.50
16"	6.60	5.40	4.45	3.75

Add 20% to above costs for floor truss system.

STEEL BAR JOISTS (P.L.F.)

Depth	Max Span	Wt./L.F.	Typical
8"	16'	5.1#	\$9.30
10"	20'	5#	9.20
12"	24'	5.0 - 7.1#	9.45
14"	28'	5.2 - 7.7#	9.85
16"	32'	5.5 - 7.7#	11.25
18"	36'	6.6 - 11.7#	13.00
20"	40'	6.7 - 12.2#	13.40
22"	44'	8.0 - 13.8#	14.50

FLAT ARCH FLOORS OR PAN CONSTRUCTED (P.S.F.)

Joist Depth	Price Range	Typical
6"	\$7.60 - \$11.40	\$9.50
9"	9.20 - 13.70	11.45
12"	10.90 - 16.40	13.65

Figures above are based on 2 1/2" topping. Vary prices \$0.35 per 1/2". (Example: 3" topping on 6" joist = 9.85).

The above prices may also be used for roofs.

CONCRETE FLOORS - FLAT SLAB (P.S.F.)

Thickness	Plain On Grade	Wire Reinforced On Grade	Reinforced Self Supporting
3"	\$3.65	\$4.30	—
4"	4.25	4.90	\$13.00
5"	4.70	5.40	14.00
6"	4.90	5.95	15.25
8"	6.05	7.25	17.40
10"	6.95	8.20	19.75
12"	7.75	9.35	22.50

All floors include trowel finish. On grade includes gravel base and grading.

HOLLOW CORE (P.S.F.)

	Price Range	Typical
6"	\$7.80 - \$8.70	\$8.25
8"	8.80 - 9.80	9.30
12"	10.00 - 11.10	10.55
Add for wood sleepers		1.75

PRECAST DOUBLE "T" (P.S.F.)

	Price Range	Typical
8' wide x 24" deep	\$10.80 - \$12.00	\$11.40
10' wide x 100' long x 36" to 48" deep	14.50 - 16.00	15.25
8' wide x variable x 48" deep	16.75 - 18.75	17.75

The above may also be used for roofs.

FLOORS AND ROOFS (Continued)

STEEL FLOORS (P.S.F.)

		Price Range		Typical
Steel Plating	1/8"	\$9.50	- \$10.50	\$10.00
	3/16"	10.70	- 11.90	11.30
	1/4"	13.50	- 15.00	14.25
	3/8"	14.75	- 16.25	15.50
	1/2"	16.10	- 17.90	17.00
Checkered Plating	3/16"	15.50	- 17.50	16.50
	1/4"	19.75	- 21.85	20.80
	1/2"	28.00	- 31.00	29.50
Steel Grating	1"	16.00	- 17.60	16.80
	1 1/4"	18.50	- 20.50	19.50
	1 1/2"	20.50	- 22.50	21.50

Deduct 10% if not galvanized steel.

SUBFLOORS & ROOF DECKING (P.S.F.)

			Price Range		Typical
Wood	1/2"	Plywood	\$1.10	- \$1.70	\$1.40
	5/8"	Plywood	1.30	- 1.90	1.60
	3/4"	Plywood	1.50	- 2.20	1.85
	5/8"	Plywood (T & G)	1.45	- 1.95	1.70
	3/4"	Plywood (T & G)	1.60	- 2.40	2.00
	1 1/8"	Plywood (T & G)	2.30	- 3.50	2.90
	5/8"	OSB (T & G)	1.30	- 1.90	1.60
	3/4"	OSB (T & G)	1.50	- 2.30	1.90
	1"	Wood (Horizontal or Diagonal)	1.90	- 2.90	2.40
	1"	T & G Board	2.00	- 3.00	2.50
	2"	T & G Board	3.20	- 4.80	4.00
	3"	T & G Board	4.25	- 6.35	5.30
Gypsum	2"	Precast Plank	4.50	- 6.80	5.65
	2"	Poured Over Gypsum Board	2.90	- 4.30	3.60
	3"	Poured Over Gypsum Board	3.50	- 5.30	4.40
Fiberboard	2"	Roof Plank	2.95	- 4.45	3.70
	3"	Roof Plank	4.25	- 6.35	5.30

STEEL - OPEN RIB

		Gauge		
		22	20	18
1 1/2"	Rib Depth	\$2.20	\$2.60	\$3.10
3"	Rib Depth	3.00	3.50	4.25

STEEL - CELLULAR

		Gauge		
		20	18	16
1 1/2"	Rib Depth	\$7.75	\$9.00	\$11.50
3"	Rib Depth	9.00	10.25	12.75
4 1/2"	Rib Depth	12.00	13.50	15.00
		Price Range		Typical
Corruform		\$2.25	- \$3.35	\$2.80
Cement Topping - Poured 1 1/2"		1.75	- 2.65	2.20
Each Additional 1/2"				0.35

See "concrete floors" for hollow core and concrete "T" construction.

WOOD FLOORS (INCLUDING FINISH) (P.S.F.)

		Price Range		Typical
Softwood		\$6.20	- \$9.30	\$7.75
Maple		9.50	- 14.00	11.75
Oak		9.25	- 13.75	11.00
Laminate		6.00	- 9.00	7.50
Engineered Flooring		8.00	- 12.00	10.00
Parquet		10.50	- 15.50	13.00
Wood Block 2" (Treated)		6.50	- 9.50	8.00
Wood Block 3" (Treated)		8.00	- 12.00	10.00
2" Pin Plank - Oak (Walnut Plugs)		9.50	- 14.50	12.00

FLOORS AND ROOFS (Continued)

FLOOR COVERINGS (P.S.F.)

	Price Range		Typical
Hardener/Sealer (Polished Concrete Floors)	\$1.80	- \$2.70	\$2.25
Asphalt Tile & Vinyl Asbestos	2.10	- 3.10	2.60
Vinyl Tile Blocks	4.50	- 6.50	5.50
Vinyl Sheet	4.25	- 6.25	5.25
Rubber Tile	5.50	- 8.50	7.00
Carpeting Residential or Small Job	3.60	- 5.40	4.50
Commercial or Large Job	3.20	- 4.80	4.00
Terrazzo Plain - Epoxy or Latex (Small Job)	11.25	- 16.75	14.00
Terrazzo Plain - Epoxy or Latex (Large Job)	9.00	- 13.00	11.00
Terrazzo - Sanobed and Wire	9.50	- 14.50	12.00
Quarry Tile	10.50	- 15.50	13.00
Ceramic Tile (Residential or Small Job)	11.50	- 17.50	14.50
Ceramic Tile (Commercial or Large Job)	10.50	- 15.50	13.00
Marble	28.00	- 42.00	35.00
Slate	14.00	- 21.00	17.50
Raised Metal Computer Floor	20.00	- 30.00	25.00
Epoxy (Neoprene)	4.50	- 7.00	5.75
Epoxy (Industrial, Terrazzo)	8.00	- 12.00	10.00
Rubber Tile	10.00	- 15.00	12.50

The "typical" prices shown for floor coverings is the most commonly used price, not necessarily the average of the "range". Terrazzo "large job" is approximately 10,000 S.F. or more. "Small job" is 1,000 - 2,000 S.F. For intermediate areas use at least high range of large jobs and no more than low range of small jobs.

ROOF TRUSSES (P.L.F. OF TRUSS)

LIGHT WOOD FRAMING

Span	Light	Heavy	Typical
15' - 25'	\$4.40	\$5.00	\$4.70
26' - 35'	4.55	5.45	5.00
36' - 45'	5.00	6.40	5.70
46' - 55'	5.40	7.30	6.35
56' - 60'	5.80	8.30	7.05

INDUSTRIAL TYPE

Span	Wood			Steel		
	Light	Heavy	Typical	Light	Heavy	Typical
30' - 50'	\$64.95	\$81.15	\$73.05	\$100.35	\$145.25	\$122.80
51' - 80'	87.75	119.65	103.70	101.95	147.05	124.50
81' - 100'	102.85	140.75	121.80	102.40	147.20	124.80

ROOF INSULATION (P.S.F.)

FLAT ROOFS

	Size	Price Range		Typical
Insulating Fiberboard	1 1/2"	\$0.65	- \$0.95	\$0.80
	1"	0.95	- 1.35	1.15
	2"	1.30	- 1.90	1.60
Gypsum Board (Dens Deck)	1 1/4"	0.75	- 1.05	0.90
	1 1/2"	0.80	- 1.20	1.00
Isocyanurate	1"	0.85	- 1.25	1.05
	1 1/2"	0.95	- 1.45	1.20
	2"	1.15	- 1.75	1.45
	3"	1.70	- 2.50	2.10
	4"	2.30	- 3.40	2.85
	5"	2.75	- 4.05	3.40
Polystyrene	1"	0.70	- 1.00	0.85
	2"	1.10	- 1.70	1.40
	3"	1.45	- 2.15	1.80
	4"	1.75	- 2.65	2.20
Fiberglass	6"	1.95	- 2.85	2.40
	3 1/2"	0.75	- 1.05	0.90
	6"	1.00	- 1.40	1.20

FLOORS AND ROOFS (Continued)

ROOF INSULATION (P.S.F.) (Continued)

PITCHED ROOFS	Size	R Value	Price Range	Typical
Fiberglass (Unfaced)	9"	R30	\$1.30 - \$1.90	\$1.60
	12"	R38	1.45 - 2.15	1.80
Loose Fill	9"	R24	2.60 - 3.80	3.20
	12"	R32	3.40 - 5.10	4.25
	15"	R40	4.25 - 6.35	5.30
Blown-In	11.5"	R26	1.30 - 1.90	1.60
	13"	R30	1.40 - 2.10	1.75
	16"	R38	1.50 - 2.30	1.90
	20"	R49	1.70 - 2.50	2.10

ROOF COVERING (P.S.F.S.A.)

FLAT ROOF COVERINGS (Does not include Insulation)	Price Range	Typical
Built-up Composition 2 Ply	\$1.45 - \$1.95	\$1.70
3 Ply	1.80 - 2.40	2.10
4 Ply	2.00 - 2.70	2.35
Spray Polyurethane Foam (SPF)	4.50 - 7.00	5.75
EPDM (Rubber Membrane)	5.90 - 7.90	6.90
Modified Bitumen	5.80 - 7.80	6.80
Gravel	0.36 - 0.48	0.42

PITCHED ROOF COVERINGS (P.S.F.S.A.)	Price Range	Typical
Asphalt (Light)	\$1.45 - \$2.15	\$1.80
Asphalt (Heavy)	2.10 - 3.10	2.60
Asbestos	3.95 - 5.85	4.90
Wood Shingles	3.20 - 4.80	4.00
Wood Shakes	3.75 - 5.65	4.70
Clay Tile	7.70 - 11.50	9.60
Cement Tile	4.40 - 6.60	5.50
Slate	7.80 - 11.70	9.75
Aluminum, Light (Corrugated or Interlocking) (0.024 Thick or Less)	2.95 - 4.45	3.75
Aluminum, Heavy (Corrugated or Interlocking) (0.032 Thick or Greater)	4.20 - 6.20	5.20
Aluminum (Flat or Standing Seam)	5.60 - 8.30	6.95
Corrugated Steel, Light (26 to 30 Gauge)	2.40 - 3.60	3.00
Corrugated Steel, Heavy (24 to 22 Gauge)	3.60 - 5.40	4.50
Steel (Flat or Standing Seam)	5.20 - 7.80	6.50
Copper (Flat or Standing Seam)	11.20 - 16.80	14.00
Steel Shingles (Includes Stone Coated Steel Shingles)	5.00 - 7.60	6.30
Composition Roll	0.95 - 1.45	1.20
Metal Tile	3.70 - 5.50	4.60
Fiberglass	4.20 - 6.30	5.25
Felt Paper	0.20 - 0.30	0.25

Roof covering and roof deck prices are per square foot of roof area. To convert building area to roof area use the following multipliers.

Roof Pitch Multiplier	
2/12	1.014
3/12	1.031
4/12	1.054
5/12	1.083
6/12	1.118
7/12	1.158
8/12	1.202
9/12	1.250
10/12	1.302
11/12	1.357
12/12	1.414

FLOORS AND ROOFS (Continued)

ROOF VENTS (VENTILATORS) (EACH)

Diameter	Stationary	
12"	\$225.00	- \$460.00
18"	350.00	- 630.00
24"	460.00	- 840.00
36"	700.00	- 1,125.00
48"	1,050.00	- 1,500.00

Use High for Aluminum.

Use Low for Galvanized and residential installations.

Add 30% for rotary type.

EXHAUST FANS (EACH)

Diameter	Flat Roof or Wall	
12"	\$650.00	- \$840.00
18"	825.00	- 1,100.00
24"	1,250.00	- 1,500.00
36"	2,150.00	- 2,750.00
48"	4,250.00	- 5,100.00
Bathroom Exhaust Fan	75.00	- 225.00

Price range is due to motor size.

Use low for residential attic fans.

SKYLIGHTS (P.S.F.)

	Price Range	
Skylights (Glass)	\$45.00	- \$100.00
Skylights (Plastic)	32.00	- 50.00
Skylights (Fiberglass)	28.50	- 42.50
Roof Hatch (Under 20 S.F.)	95.00	- 125.00
Roof Hatch (21 S.F. or Larger)	60.00	- 100.00

For roof hatches use high for aluminum, middle range for galvanized steel and low for steel.

ROOF GUTTERS AND DOWNSPOUTS (P.L.F.)

	Fiberglass or Vinyl	Galvanized Steel	Aluminum	Stainless Steel or Copper
4"	\$5.60	\$5.60	\$6.00	\$13.00
5"	5.90	6.35	6.75	15.25
6"	8.10	8.45	9.40	17.75

FRAMING

JUNIOR STEEL BEAMS (P.L.F.)

Size	Weight (#)	Typical
6" x 1 7/8"	4.40	\$11.05
8" x 2 1/4"	6.50	16.35
10" x 2 3/4"	9.00	22.65
12" x 3"	11.80	29.70

Note: Junior Beams are lightweight structural beams used as secondary floor and roof beams.

LIGHT STEEL BEAMS (P.L.F.)

Size	Weight Range (#)	Price Range	Typical
6" x 4"	12.00 - 15.00	\$30.20 - \$37.75	\$33.95
8" x 4"	13.00 - 16.00	32.70 - 40.15	36.45
10" x 4"	15.00 - 19.00	37.75 - 47.80	42.75
12" x 4"	19.00 - 22.00	47.80 - 49.00	48.40

AVERAGE STEEL BEAMS

Size	Weight Range (#)	Price Range	Typical
8" x 5 1/4"	18.00 - 21.00	\$37.55 - \$45.35	\$41.45
8" x 6 1/2"	24.00 - 28.00	42.90 - 50.05	46.50
10" x 5 3/4"	22.00 - 30.00	39.35 - 53.65	46.50
10" x 8"	33.00 - 45.00	59.00 - 80.45	69.75
12" x 6 1/2"	26.00 - 35.00	46.50 - 62.60	54.55
12" x 8"	40.00 - 50.00	71.50 - 89.40	80.45
12" x 10"	53.00 - 58.00	88.00 - 96.30	92.15
14" x 6 3/4"	30.00 - 38.00	53.65 - 67.95	60.80
14" x 8"	43.00 - 53.00	76.90 - 88.00	82.45
14" x 10"	61.00 - 74.00	101.25 - 122.85	112.05
14" x 12"	78.00 - 84.00	121.70 - 131.05	126.35
14" x 16"	142.00 - 202.00	221.50 - 315.10	268.30
16" x 7"	36.00 - 50.00	64.35 - 83.00	73.70
16" x 8 1/2"	58.00 - 78.00	96.30 - 121.70	109.00
16" x 11 1/2"	88.00 - 96.00	137.30 - 149.75	143.50
18" x 7 1/2"	50.00 - 60.00	83.00 - 99.60	91.30
18" x 8 3/4"	64.00 - 85.00	106.25 - 132.60	119.40
18" x 11 3/4"	96.00 - 114.00	134.15 - 177.85	156.00
21" x 8 1/4"	62.00 - 73.00	102.90 - 121.20	112.05
21" x 9"	82.00 - 96.00	129.90 - 149.75	139.85
21" x 13"	112.00 - 142.00	194.70 - 221.50	208.10
24" x 9"	76.00 - 94.00	118.55 - 146.65	132.60
24" x 12"	100.00 - 120.00	156.00 - 187.20	171.60
24" x 14"	130.00 - 160.00	202.80 - 249.60	226.20
27" x 10"	94.00 - 114.00	146.65 - 177.80	162.20
27" x 14"	145.00 - 177.00	226.20 - 276.10	251.15
30" x 10 1/2"	108.00 - 132.00	168.50 - 205.90	187.20
30" x 15"	172.00 - 210.00	268.30 - 327.60	297.95
36" x 12"	150.00 - 194.00	234.00 - 302.65	268.30
36" x 16 1/2"	230.00 - 300.00	358.80 - 468.00	413.40

STEEL "H" COLUMNS OR TUBE SECTIONS (P.L.F.)

Size	Weight Range (#)	Price Range	Typical
4" x 4"	13.00 - —	—	\$23.90
5" x 5"	16.00 - 18.50	\$29.45 - \$34.05	31.75
6" x 6"	15.50 - 25.00	28.50 - 38.50	33.50
8" x 8"	31.00 - 67.00	47.75 - 94.45	71.10
10" x 10"	49.00 - 112.00	75.45 - 151.20	113.35
12" x 12"	65.00 - 119.00	91.65 - 160.65	126.15
14" x 14"	87.00 - 136.00	117.45 - 183.60	150.55

Add \$0.60 P.L.F. of each inch in thickness for concrete fill.

FRAMING (Continued)

PIPE COLUMNS (P.L.F.)

Size	Weight (#)	Typical
4"	10.79	\$21.35
6"	18.97	37.55
8"	28.55	46.80
10"	40.48	66.40

Add \$0.60 P.L.F. per inch of diameter for concrete fill.

STEEL CHANNELS

Size	Weight Range (#)	Price Range	Typical
3"	4.10 - 6.00	\$10.30 - \$15.10	\$12.70
4"	5.40 - 7.25	13.60 - 18.25	15.95
5"	6.70 - 9.00	16.85 - 22.65	19.75
6"	8.20 - 13.00	20.65 - 32.70	26.70
7"	9.80 - 14.75	24.65 - 37.10	30.90
8"	11.50 - 18.75	28.95 - 47.15	38.05
10"	15.30 - 30.00	38.50 - 53.65	46.10
12"	20.70 - 40.00	37.00 - 71.55	54.30
18"	42.70 - 58.00	76.35 - 96.30	86.35

STEEL ANGLES

Size	Weight Range (#)	Price Range	Typical
2" x 2 1/2"	2.75 - 5.30	\$6.90 - \$13.35	\$10.15
3" x 2 1/2"	4.50 - 8.50	11.30 - 21.40	16.35
4" x 3 1/2"	6.20 - 14.70	15.60 - 37.00	26.30
5" x 3 1/2"	7.00 - 19.80	17.60 - 49.80	33.70
6" x 4"	10.30 - 27.20	25.90 - 48.65	37.30

REINFORCED CONCRETE BEAMS (P.L.F.)

Size	Typical
4" x 6"	\$19.70
6" x 8"	31.30
8" x 10"	39.40
10" x 12"	47.20
10" x 18"	62.50
12" x 16"	63.05
12" x 20"	73.25
12" x 24"	85.25
12" x 36"	124.70
16" x 24"	98.55
16" x 36"	135.30
16" x 42"	154.35
16" x 48"	173.40

REINFORCED CONCRETE COLUMNS (P.L.F.)

Size	Round	Square
12"	\$42.20	\$56.00
16"	67.70	78.40
18"	80.85	98.80
20"	92.85	118.60
24"	123.00	146.10
30"	175.60	196.85
36"	233.80	244.45

TIMBER FRAMING (P.L.F.)

Size	Price Range	Typical	Size	Price Range	Typical
4" x 4"	\$4.45 - \$4.95	\$4.70	8" x 16"	\$36.60 - \$40.45	\$38.50
6" x 6"	9.30 - 10.30	9.80	10" x 10"	27.05 - 29.85	28.45
6" x 12"	18.10 - 20.00	19.05	10" x 12"	32.60 - 36.00	34.30
8" x 8"	16.40 - 18.10	17.25	12" x 12"	38.00 - 42.00	40.00
8" x 12"	27.05 - 29.85	28.45	14" x 14"	53.70 - 59.35	56.50

Timbers having over 14 B.F. per L.F. use \$3.35 per B.F.

PLUMBING

			Price Range	Typical
Rough Plumbing (Sewer, Water, Drain, etc.)			\$3,750 - \$6,250	\$5,000
Lavatory (Wall Mount or Pedestal)			550 - 950	750
Lavatory (Vanity w/ Cabinet Base)			975 - 1,625	1,300
Water Closet (Residential, Floor Mount)			600 - 1,000	800
Water Closet (Commercial, Wall Mount)			975 - 1,625	1,300
Tub (Use Upper Price w/ Shower Surround)			975 - 1,625	1,300
Whirlpool or Soaker Tub			2,700 - 4,500	3,600
Sink (Kitchen Type)			600 - 1,000	800
Stall Shower (Fiberglass or Equivalent)			900 - 1,500	1,200
Custom Tile Shower Stall (Tile Surround w/ Glass Entry)			1,800 - 3,000	2,400
Urinal (Floor Type)			1,125 - 1,875	1,500
Urinal (Wall Type)			975 - 1,625	1,300
Urinal (4 - 5' Trough Type)			1,200 - 2,000	1,600
Bidet			825 - 1,375	1,100
Hot Water Tanks	(Residential & Small Commercial)	20 Gallon	550 - 950	750
		30 Gallon	600 - 1,000	800
		40 Gallon	600 - 1,100	850
		52 Gallon	675 - 1,125	900
		75 Gallon	900 - 1,500	1,200
		100 Gallon	2,400 - 4,000	3,200
	(Commercial and Industrial)	150 Gallon	2,800 - 4,700	3,750
Tankless Water Heaters	Small Capacity (<150,000 BTU or 6.4 GPM)		1,050 - 1,750	1,400
	Large Capacity (>150,001 BTU or 6.5 GPM)		1,350 - 2,250	1,800
3 Fixture Bathroom			2,550 - 4,250	3,400
Stall Shower Bathroom			2,475 - 4,125	3,300
Custom Tile Bathroom or Custom Tile Stall Shower Bathroom			3,375 - 5,625	4,500
3 Fixture Custom Bathroom (Whirlpool or Soaker Tub or equivalent)			4,275 - 7,125	5,700
4 Fixture Custom Bathroom (Includes Shower & Whirlpool or Soaker Tub)			5,175 - 8,625	6,900
5 Fixture Custom Bathroom (Includes Shower, Whirlpool Tub & Double Vanity)			6,150 - 10,250	8,200
Toilet Room (Water Closet & Lavatory)			1,575 - 2,625	2,100
Service Sink – Fiberglass			500 - 850	675
Service Sink – Porcelain			900 - 1,500	1,200
36" Circular Wash Fountain	Terrazzo or Fiberglass		2,550 - 4,250	3,400
		Stainless Steel	2,925 - 4,875	3,900
54" Circular Wash Fountain	Terrazzo or Fiberglass		2,925 - 4,875	3,900
		Stainless Steel	3,375 - 5,625	4,500
36" Semi-Circular Wash Fountain	Terrazzo or Fiberglass		2,250 - 3,750	3,000
		Stainless Steel	2,625 - 4,375	3,500
54" Semi-Circular Wash Fountain	Terrazzo or Fiberglass		2,625 - 4,375	3,500
		Stainless Steel	3,000 - 5,000	4,000
Industrial Wash Sinks	4'		1,500 - 2,500	2,000
	8'		2,700 - 4,500	3,600
5 Person Circular Column Shower			2,250 - 3,750	3,000
3 Person Semi-Circular Column Shower			1,800 - 3,000	2,400
2 Person Column Shower			1,575 - 2,625	2,100
Column Shower (No Partitions) (Per Head)			550 - 950	750
Drinking Fountains (Add 50% if Water Cooled)			675 - 1,125	900
Hot Tubs (Spas)			4,950 - 8,250	6,600
Stainless Steel Sinks (Lounge Type)	2 Tub		900 - 1,500	1,200
	3 Tub		1,350 - 2,250	1,800
Sauna (P.S.F.)	10 – 25 S.F.		210 - 350	280
	26 – 50 S.F.		170 - 280	225
	51 – 75 S.F.		135 - 225	180
	76 – 100 S.F.		115 - 185	150

Average interior rough-ins included in above fixture prices. Sewer and water lines and hook-up are shown separate.

Prices may increase as much as 100% for excellent, handicapped or specially designed fixtures.

Large commercial or industrial properties where plumbing centers are spaced over 25' apart, use upper range or add for additional piping.

Use lower to mid-range for most typical residential fixtures.

PIPING

INTERIOR PIPING (P.L.F.)

	Water & Fire Protection				Drain & Sewer	
	Black	Galvanized	Copper	PVC	Cast Iron	PVC
1/2"	\$9.05	\$9.50	\$9.75	\$7.85	—	—
3/4"	11.00	11.50	11.75	8.15	—	—
1"	12.80	14.15	14.75	8.90	—	—
1 1/2"	18.25	19.40	21.10	11.50	\$14.90	\$9.50
2"	23.25	25.00	29.60	13.00	19.40	10.60
3"	34.50	36.20	51.30	17.60	24.65	14.50
4"	46.60	48.50	83.75	22.40	29.75	18.25
6"	105.25	116.50	163.25	30.60	42.60	25.50
8"	144.50	158.00	239.00	—	69.00	—
10"	206.50	227.00	—	—	103.00	—

Above prices include typical 90° ells, tees, caps, couplings, unions, etc. Prices could vary 25% depending on length, location, number of connectors, etc.

See page 4 – 37 for underground piping.

TILING

Type (P.S.F.S.A.)	Price Range		Typical
Ceramic Walls & Floors	\$10.00	- \$15.50	\$12.75
Quarry Tile	10.50	- 16.00	13.25
Quarry Tile (Glazed)	12.00	- 18.00	15.00
Marble/Granite (Thin Gauge)	17.50	- 26.50	22.00
Natural Stone	12.50	- 19.50	16.00

ELECTRICAL

COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL

CONTROL CENTERS

Amps	Price Range		Typical
100	\$3,700	- \$4,500	\$4,100
200	6,650	- 8,150	7,400
400	16,200	- 19,800	18,000
600	23,400	- 28,600	26,000
800	31,500	- 38,500	35,000
1,200	43,600	- 53,400	48,500

Add 50% to 100% for Heavy Industrial or Institutional Control Centers.

OUTLETS

Average electrical outlet costs include normal wiring, but do not include fixtures.

	Price Range		Typical
Flexible Conduit	\$90.00	- \$140.00	\$115.00
Rigid Conduit	125.00	- 195.00	160.00
Nonmetallic Cable (Romex)	55.00	- 85.00	70.00
Light Switches	75.00	- 115.00	95.00

CONDUIT & WIRE (P.L.F.)

Conduit Size	Wire Size	Price Range		Typical
1/2"	14#	\$6.50	- \$8.00	\$7.25
3/4"	12#	7.75	- 9.75	8.75
1"	8#	10.50	- 12.80	11.65
1 1/2"	2#	17.50	- 21.50	19.50
2"	2/0	22.00	- 27.00	24.50
3"	500 MCM	44.50	- 55.00	49.75

ELECTRICAL FIXTURES (PER FIXTURE)

FLUORESCENT

	Price Range		Typical
2 tube 48"	\$135.00	- \$165.00	\$150.00
2 tube 96"	160.00	- 200.00	180.00
4 tube 48"	175.50	- 214.50	195.00

Recessed - Add 50 – 75% to above prices.

ELECTRICAL (Continued)

ELECTRICAL FIXTURES (PER FIXTURE) (Continued)

INCANDESCENT

	Price Range	Typical
150 Watts	\$100.00 - \$130.00	\$115.00
300 Watts	140.00 - 180.00	160.00
500 Watts	200.00 - 260.00	230.00

HIGH PRESSURE SODIUM OR METAL HALIDE

	Price Range	Typical
Low Bay 70 Watts	\$380.00 - \$470.00	\$425.00
150 Watts	400.00 - 490.00	445.00
250 Watts	435.00 - 535.00	485.00
400 Watts	455.00 - 565.00	510.00
High Bay 70 Watts	410.00 - 510.00	460.00
150 Watts	430.00 - 530.00	480.00
250 Watts	455.00 - 565.00	510.00
400 Watts	495.00 - 605.00	550.00
Mercury Vapor 175 Watts	405.00 - 495.00	450.00
250 Watts	455.00 - 565.00	510.00
400 Watts	485.00 - 595.00	540.00

LED

	Price Range	Typical
Low Bay 40 Watts (1,600 Lumens ±)	\$400.00 - \$490.00	\$445.00
60 Watts (3,600 Lumens ±)	435.00 - 535.00	485.00
100 Watts (10,000 Lumens ±)	455.00 - 565.00	510.00
High Bay 150 Watts (22,500 Lumens ±)	630.00 - 770.00	700.00
250 Watts (35,000 Lumens ±)	810.00 - 990.00	900.00
400 Watts (75,000 Lumens ±)	1,080.00 - 1,320.00	1,200.00

Use 200 - 300% of all above fixture prices for explosion proof fixtures.

OCCUPANCY

	Price Range	Typical
Apartments	\$5.25 - \$8.25	\$6.75
Apartments, Assisted Living	8.00 - 12.50	10.25
Apartments, High Rise	7.75 - 11.75	9.75
Auto Repair	8.00 - 12.00	10.00
Auto Service	6.75 - 10.25	8.50
Auto Showroom	8.00 - 12.50	10.25
Bank	13.00 - 20.00	16.50
Bars/Taverns	10.00 - 15.00	12.50
Bowling Alley	7.75 - 11.75	9.75
Child Day Care	10.50 - 15.50	13.00
Convenience Store	9.00 - 13.50	11.25
Funeral Homes	7.75 - 11.75	9.75
Grocery Store	8.00 - 12.50	10.25
Hotels	7.00 - 10.50	8.75
Hotel Commons	9.75 - 14.75	12.25
Industrial (Heavy)	10.00 - 16.00	13.00
Industrial (Light)	5.00 - 7.50	6.25
Laundromats	8.00 - 12.50	10.25
Nursing Homes	13.50 - 20.00	16.75
Office Buildings (General)	10.00 - 15.00	12.50
Office Buildings (Medical & Dental)	11.25 - 17.25	14.25
Parking Garages	2.50 - 4.00	3.25
Restaurants/Café	10.50 - 15.50	13.00
Restaurant (Fast Food)	15.50 - 23.50	19.50
Retail Stores (Large)	10.50 - 15.50	13.00
Retail Stores (Small)	7.25 - 10.75	9.00
Service Station w/ Bays	8.00 - 12.00	10.00
Shopping Centers (Anchor Stores)	10.50 - 15.50	13.00
Shopping Centers (Neighborhood)	7.25 - 10.75	9.00
Shopping Centers (Regional)	10.50 - 15.50	13.00
Theaters	10.50 - 15.50	13.00
Warehouse (Distribution)	4.50 - 7.00	5.75
Warehouse (Lighting Only)	1.25 - 2.25	1.75
Warehouse (Storage)	2.25 - 3.75	3.00
Warehouse (Transit)	5.00 - 8.00	6.50

ELECTRICAL (Continued)

RESIDENTIAL

SERVICE ENTRANCE

Amps	Price Range	Typical
100 Amp (Single Phase)	\$750.00 - \$1,150.00	\$950.00
200 Amp (Single Phase)	1,300.00 - 2,000.00	1,650.00

BRANCH CIRCUITS

	Price Range	Typical
Outlets and Switches	\$50.00 - \$80.00	\$65.00
Basic Light Fixtures	70.00 - 110.00	90.00
Fire Detectors (w/ Unit)	75.00 - 115.00	95.00
Phone Circuit	40.00 - 60.00	50.00
Cable Circuit	30.00 - 50.00	40.00
Door Chimes (w/ Unit)	80.00 - 120.00	100.00
Dryer Circuit	140.00 - 210.00	175.00
Hood Fan	60.00 - 90.00	75.00
Range Circuit	160.00 - 240.00	200.00
Furnace Circuit	100.00 - 150.00	125.00
Air Conditioning Circuit	160.00 - 240.00	200.00
Bathroom Exhaust	120.00 - 180.00	150.00
Garbage Disposal	80.00 - 120.00	100.00
Dishwasher	70.00 - 110.00	90.00

YARD LIGHTING

METAL POLE WITH ONE LIGHT

	Pole Height								Add for Additional Light Units
Incandescent	12'	16'	20'	25'	30'	35'	40'	50'	
500 Watt	\$1,500	\$1,900	\$2,300	\$2,750	\$3,200	\$3,700	\$4,150	\$5,050	\$400
1,500 Watt	1,650	2,050	2,450	2,900	3,350	3,850	4,300	5,200	\$550
Fluorescent or Quartz Iodine									
500 Watt	\$1,950	\$2,350	\$2,750	\$3,200	\$3,650	\$4,150	\$4,600	\$5,500	\$850
1,000 Watt	2,100	2,500	2,900	3,350	3,800	4,300	4,750	5,650	1,000
Mercury Vapor									
400 Watt	\$2,100	\$2,500	\$2,900	\$3,350	\$3,800	\$4,300	\$4,750	\$5,650	\$1,000
1,000 Watt	2,350	2,750	3,150	3,600	4,050	4,550	5,000	5,900	1,250
High Pressure Sodium or Metal Halide									
250 Watt	\$2,150	\$2,550	\$2,950	\$3,400	\$3,850	\$4,350	\$4,800	\$5,700	\$1,050
400 Watt	2,400	2,800	3,200	3,650	4,100	4,600	5,050	5,950	1,300
1,000 Watt	2,700	3,100	3,500	3,950	4,400	4,900	5,350	6,250	1,600
LED									
125 Watt									
17,500 Lumens +/-	\$2,350	\$2,750	\$3,150	\$3,600	\$4,050	\$4,550	\$5,000	\$5,900	\$1,250
200 Watt									
28,000 Lumens +/-	2,500	2,900	3,300	3,750	4,200	4,700	5,150	6,050	1,400
320 Watt									
42,500 Lumens +/-	2,900	3,300	3,700	4,150	4,600	5,100	5,550	6,450	1,800

EV (ELECTRIC VEHICLE) CHARGING STATIONS (COST PER UNIT)

	Single Unit			Multiple Units		
	Price Range	Typical		Price Range	Typical	
Home Charging Stations	\$500 - \$1,200	\$850				
Parking Garage EVSE	4,000 - 7,000	5,500		\$3,000 - \$5,000	\$4,000	
Curbside EVSE	6,500 - 11,500	9,000		4,500 - 7,500	6,000	
Curbside DC Fast Charging EVSE (Electric Vehicle Supply Equipment)	45,000 - 75,000	60,000		40,000 - 60,000	50,000	

Curbside EVSE



Curbside DC Fast Charging EVSE



HVAC

HEATING

BTU Rating	Floor and Wall Furnaces	Forced or Gravity Hot Air-Central	Suspended Unit Heaters	Industrial Space Heaters	Make-Up Air Units
20,000	\$1,350	—	—	—	—
30,000	1,450	—	\$1,350	—	—
40,000	1,550	—	1,400	—	—
50,000	1,650	\$2,000	1,550	—	—
60,000	1,775	2,150	1,600	—	—
75,000	2,025	2,300	1,700	—	—
85,000	—	2,400	1,800	—	—
100,000	—	2,550	1,850	—	—
125,000	—	2,800	2,000	—	—
150,000	—	3,050	2,200	\$5,400 (865 CFM)	—
200,000	—	3,550	2,500	6,750 (1,150 CFM)	—
300,000	—	5,200	3,400	9,100 (1,730 CFM)	—
400,000	—	—	4,750	11,600 (2,300 CFM)	\$13,400 (3,350 CFM)
500,000	—	—	—	14,000 (2,880 CFM)	15,800 (4,190 CFM)
750,000	—	—	—	19,700 (4,320 CFM)	21,400 (6,285 CFM)
1,000,000	—	—	—	25,500 (5,760 CFM)	26,950 (8,380 CFM)
2,000,000	—	—	—	40,500 (11,520 CFM)	45,900 (16,760 CFM)
3,000,000	—	—	—	54,000 (17,280 CFM)	62,000 (25,140 CFM)
4,000,000	—	—	—	—	78,500 (33,510 CFM)

Floor & Wall Furnaces: Prices are single unit type with thermostatic control, simple.

Forced & Gravity: Thermostat controlled units for central heating systems. Ductwork and grills must be added separately. Add \$175 to \$225 per supply air run and \$100 to \$160 per cold air return run for residential applications and \$225 to \$300 per supply air and \$125 to \$200 per cold air return for commercial/industrial applications. Efficiency units will run 40% to 80% higher.

For zone heating add \$1,250 to \$1,900 for simple zones (requiring an additional damper and thermostat) or \$2,750 to \$3,250 for a complex zone (require additional damper, thermostat and duct line) in residential applications. Add 30% to 35% for commercial/industrial applicants.

Suspended Unit Heaters: Cost are for each gas fired unit complete with fans. Add \$225 for electric ignition.

Industrial Space Heaters: Oil fired units complete with fans, controls, stub ducts on floor models, piping, etc.

Make-up Air Units: Gas fired fresh air type. 1,000,000 BTU and less are roof top mounted. 2,000,000 BTU and more are stand alone units, price does not include concrete pad.

Commercial type heating will vary considerably with size of building, the BTU rating, zone controlling, amount of partitions, fenestration, etc. The prices below are for average heating systems per floor (i.e. – double price for 2 story building). Range prices may be utilized to adjust for quality and size. (For small areas or high quality use higher prices, for large areas or low quality use lower prices.)

Type of Heating	Price Per S.F.		
	Price Range		Typical
Hot Water	\$5.75	- \$8.75	\$7.25
Hot Water Radiant	6.00	- 9.00	7.50
Hot Water in Floor	3.00	- 5.00	4.00
Hot Water in Floor (Multiple Zones)	5.75	- 8.75	7.25
Steam (1 Pipe)	4.50	- 7.00	5.75
Steam (2 Pipe)	5.25	- 8.25	6.75
Forced Hot Air	4.00	- 6.50	5.25
Electric Heating	3.00	- 5.00	4.00
Radiant Heating (Vacuum Gas)	2.25	- 3.75	3.00
Suspended Unit Heaters	2.00	- 3.00	2.50
Industrial Space Heaters	2.00	- 3.50	2.75
*Make-up Air Units (Heat)	2.00	- 3.50	2.75
*Make-up Air Units (Heat & Air Cond.)	5.00	- 8.00	6.50

*Prices are for single zone units. Add 200% for multi-zone units.

HVAC (Continued)

HEATING (Continued)

HEAT PUMPS

	Price Per S.F.			Price Per Ton		
	Price Range		Typical	Price Range		Typical
Air to Air Heat Pumps	\$6.75	- \$8.25	\$7.50	\$4,050	- \$4,950	\$4,500
Ground Loop Heat Pumps (Geo-Thermal Heating)						
Well System	7.90	- 9.50	8.70	4,700	- 5,700	5,200
Closed Loop System	9.20	- 10.80	10.00	5,400	- 6,600	6,000
Horizontal Loop System	10.50	- 12.00	11.25	6,100	- 7,400	6,750
Vertical Loop System	11.70	- 13.20	12.50	6,750	- 8,250	7,500

Above prices are for water source to air systems. Add \$2.50/S.F. for water to water systems.

AIR CONDITIONING

PACKAGE TYPE UNITS

Tons	Price Per Ton		
	Price Range		Typical
2 ton	\$1,600	- \$2,400	\$2,000
3 – 5 ton	1,450	- 2,150	1,800
7.5 – 10 ton	1,300	- 2,000	1,650
15 – 20 ton	1,200	- 1,900	1,550
25 – 30 ton	1,150	- 1,750	1,450

Add for each outlet duct \$125 to \$225.

CENTRAL SYSTEMS (PRICE PER TON)

Tons	Air Conditioning Only			Heating and Air Conditioning		
	Price Range		Typical	Price Range		Typical
5 – 10	\$2,750	- \$4,150	\$3,450	\$3,950	- \$5,900	\$4,925
15 – 50	2,500	- 3,800	3,150	3,575	- 5,375	4,475
75 – 100	2,275	- 3,425	2,850	3,250	- 4,850	4,050
150 – 250	2,150	- 3,250	2,700	3,075	- 4,625	3,850
300 and over	2,040	- 3,050	2,550	2,925	- 4,375	3,650

MINI-SPLIT HEATING & COOLING SYSTEMS (DUCTLESS SYSTEMS) (PRICE PER UNIT)

BTU		Heat & Air Conditioning			Air Conditioning Only		
Cooling	Heating	Price Range		Typical	Price Range		Typical
8,000	5,000	\$1,800	- \$2,600	\$2,200	\$1,600	- \$2,400	\$2,000
12,000	10,000	2,000	- 3,000	2,500	1,800	- 2,800	2,300
15,000	13,000	2,250	- 3,350	2,800	2,050	- 3,150	2,600
18,000	16,000	2,550	- 3,850	3,200	2,350	- 3,650	3,000

PACKAGE TERMINAL AIR CONDITIONERS (PTAC UNITS) (PRICE PER UNIT)

BTUH		Heat & Air Conditioning		
Cooling	Heating	Price Range		Typical
6,000	8,800	\$900	- \$1,300	\$1,100
9,000	13,900	1,300	- 1,900	1,600
12,000	13,900	1,450	- 2,150	1,800
15,000	13,900	1,700	- 2,500	2,100

HVAC REQUIREMENTS BY OCCUPANCY

Where the BTU and/or ton capacity must be estimated, the following table may be used as a guide. Cooling and heating requirements vary with exposure walls, openings, occupancy, etc.

	Heating # BTU per S.F. Range	Air Conditioning # S.F./1 Ton Range
Apartments	20 - 30	300 - 500
Apartments (High Rise), Apartments (Assisted Living)	30 - 40	250 - 400
Banks	50 - 60	150 - 250
Bars/Lounges	75 - 90	100 - 200
Bowling Alley	55 - 75	250 - 400
Hotels	30 - 40	200 - 320
Hotel Commons	30 - 55	200 - 400
Office Buildings (General), Nursing Homes, Child Day Care Centers	40 - 50	200 - 300
Office (Medical)	25 - 40	200 - 300
Restaurants/Cafes	50 - 60	100 - 200
Stores (Convenience), Stores (Small Retail), Shopping Centers (Neighborhood)	40 - 55	200 - 300
Stores (Grocery)	30 - 40	250 - 400
Stores (Large Retail), Shopping Centers (Regional), Stores (Anchor), Laundromats, Funeral Homes, Automobile Showroom & Sales	30 - 40	300 - 400
Theaters	35 - 45	200 - 300

HVAC (Continued)

NORMAL COMBINATION HEATING & AIR CONDITIONING (P.S.F.)

Occupancy	Price Range		Typical
Apartment Buildings	\$6.00	- \$9.50	\$7.75
Apartment Buildings (Assisted Living)	8.00	- 12.00	10.00
Apartment Buildings (High Rise)	8.00	- 12.00	10.00
Automobile Showroom & Sales	8.75	- 13.25	11.00
Banks	12.75	- 19.25	16.00
Bars / Lounges	17.50	- 26.50	22.00
Bowling Alley	10.50	- 16.00	13.25
Child Day Care	10.00	- 15.50	12.75
Funeral Homes	7.50	- 11.50	9.50
Hotels	9.00	- 14.00	11.50
Hotel Commons	10.50	- 16.00	13.25
Laundromats	8.75	- 13.25	11.00
Nursing Homes	12.00	- 18.00	15.00
Office Buildings (General)	10.25	- 15.75	13.00
Office Buildings (Medical & Dental)	13.25	- 20.25	16.75
Restaurants / Café	15.25	- 23.25	19.25
Shopping Centers (Anchor Stores)	8.75	- 13.25	11.00
Shopping Centers (Neighborhood)	10.25	- 15.75	13.00
Shopping Centers (Regional)	8.75	- 13.25	11.00
Stores (Convenience)	10.50	- 16.00	13.25
Stores (Grocery)	9.00	- 14.00	11.50
Stores (Large Retail)	9.00	- 13.50	11.25
Stores (Small Retail)	10.25	- 15.75	13.00
Theaters (Cinemas)	11.25	- 17.25	14.25

SPRINKLER SYSTEMS (P.S.F.)

FIRE SPRINKLER SYSTEMS

Type	Price Range		Typical
Concealed Wet	\$2.00	- \$4.00	\$3.00
Exposed Wet	1.75	- 3.75	2.75
Exposed Dry	2.50	- 4.50	3.50
Chemical (Non Water)	12.50	- 22.50	17.50

Typical square foot cost are based on a 100,000 S.F. building (chemical systems are based on 3,000 S.F.) with one head per 110 S.F. of sprinkler area. Use upper range for small areas and lower range for large areas.

YARD SPRINKLERS (IRRIGATION) (P.S.F.)

Size (S.F.)	Price Range		Typical
5,000 or Less	\$0.38	- \$0.58	\$0.48
5,001 to 10,000	0.30	- 0.50	0.40
10,001 or Above	0.24	- 0.40	0.32

Add up to 100% for very small areas or complex properties (narrow grass areas, irregular shapes, etc.)

STAIRS

Type (Price Per Tread)	Price Range		Typical
Wood Low Cost (Basement)	\$45.00	- \$65.00	\$55.00
Average	95.00	- 145.00	120.00
Oak (Hardwood)	175.00	- 265.00	220.00
Steel Grating	250.00	- 370.00	310.00
Checkered Plating	270.00	- 410.00	340.00
Steel w/ Concrete Treads	240.00	- 360.00	300.00
Reinforced Concrete Stairs	210.00	- 310.00	260.00
Add for Steel Tread on Concrete	30.00	- 50.00	40.00
Add for Terrazzo Tread	50.00	- 80.00	65.00
Add for Marble, Slate or Equivalent	50.00	- 70.00	60.00

ELEVATORS & MOVING STAIRS

FREIGHT ELEVATORS - ELECTRIC

Capacity Pounds	Speed-Feet Per Minute							
	100		200		300		400	
	Manual	Power	Manual	Power	Manual	Power	Manual	Power
2,000	\$81,800	\$101,100	\$89,600	\$109,900	\$98,000	\$119,200	\$102,100	\$122,300
2,500	83,900	103,400	92,500	113,200	101,700	123,300	106,400	127,900
3,000	85,700	105,600	95,400	116,400	105,400	127,400	110,800	132,800
4,000	89,600	110,100	101,100	122,100	112,700	136,400	119,600	143,100
5,000	93,600	114,800	106,300	129,200	121,300	145,900	127,000	151,400
6,000	98,100	120,000	112,200	135,700	127,500	152,400	132,800	157,900
8,000	106,300	129,900	122,500	147,500	137,500	164,200	144,500	169,700
10,000	121,200	147,200	141,500	153,000	158,700	169,700	166,800	175,300
15,000	147,700	177,400	178,300	195,500	199,600	213,400	209,600	216,800

If not self-leveling deduct \$15,500 from above.

Manual Doors (2 Stops = Base)

Add \$8,700 per stop extra.

Power Doors (2 Stop = Base)

Add \$15,000 per stop extra.

FREIGHT ELEVATORS - HYDRAULIC

Capacity Pounds	Speed-Feet Per Minute							
	50		100		125		150	
	Manual	Power	Manual	Power	Manual	Power	Manual	Power
2,000	\$49,200	\$67,900	\$51,700	\$68,800	\$53,200	\$70,000	\$54,900	\$71,800
3,000	54,600	75,000	59,000	76,100	58,900	77,100	61,000	78,900
4,000	58,800	79,900	61,600	80,900	63,200	81,900	65,400	83,800
5,000	64,100	85,600	66,400	86,600	67,900	87,700	69,200	89,500
6,000	65,900	87,600	68,000	88,600	69,200	89,600	71,900	91,500
8,000	75,800	99,400	77,700	100,400	77,700	101,500	81,500	103,300
10,000	81,400	102,200	83,300	103,200	84,700	104,200	86,600	106,100
12,000	87,800	109,000	89,700	110,000	90,200	111,000	92,500	112,900
15,000	97,700	119,100	99,500	120,100	100,100	121,100	102,300	123,000
20,000	108,500	129,500	109,500	131,600	112,700	136,100	121,000	143,300

Manual Doors (2 Stops = Base)

Add \$8,700 per stop extra.

Power Doors (2 Stop = Base)

Add \$15,000 per stop extra.

PASSENGER ELEVATORS - ELECTRIC

Capacity Pounds	Speed-Feet Per Minute							
	Geared				Gearless			
	100	200	300	400	500	600		
1,200	\$73,200	—	—	—	—	—		
1,500	76,800	\$95,600	\$108,600	\$119,100	—	—		
2,000	88,700	108,200	122,600	133,500	\$199,300	\$217,700		
2,500	99,000	120,000	134,300	145,700	211,600	232,600		
3,000	108,300	130,600	145,500	157,100	224,500	246,700		
3,500	116,800	139,500	154,800	166,300	237,500	260,800		
4,000	125,300	148,300	164,200	175,600	251,100	276,100		
5,000	138,500	162,000	178,000	195,700	279,300	307,000		

Add 30 % to geared elevator prices if gearless.

Per Stop (2 Stops = Base)

Add \$11,000 per stop extra.

PASSENGER ELEVATORS - HYDRAULIC

Capacity Pounds	Speed-Feet Per Minute					
	50	75	100	125	150	200
1,500	\$52,500	\$58,500	\$63,600	\$65,400	\$67,000	\$71,600
2,000	55,700	61,300	66,300	67,900	69,600	74,200
2,500	57,500	63,200	69,000	70,700	72,300	76,800
3,000	61,800	67,600	72,400	74,200	75,800	80,400
3,500	64,800	71,200	76,100	77,900	79,500	84,000
4,000	67,300	73,700	78,900	80,700	82,300	85,700
5,000	75,600	82,200	87,900	89,600	91,200	95,900

Per Stop (2 Stops = Base)

Add \$12,000 per stop extra.

ELEVATORS & MOVING STAIRS (Continued)

MOVING STAIRS

Vertical Rise	32" Wide	40" Wide	48" Wide	Add for Stainless Steel Balustrade
10'	\$153,200	\$159,000	\$164,700	\$7,400
12'	158,200	164,200	170,100	8,400
13'	160,600	166,700	172,800	8,800
14'	163,200	169,400	175,500	9,200
15'	165,600	172,000	178,200	9,600
18'	173,200	179,800	186,300	10,900
20'	178,200	185,000	191,700	11,800
22'	187,600	193,700	199,800	12,300
25'	201,800	207,000	212,000	12,800

"Vertical Rise" is floor to floor height.

Each stairway is counted separately even if adjacent. (i.e. – A department store with one "up" and one "down" stair is counted as two stairs.)

DOCK LEVELERS

	Price Range	Typical
Mechanical	\$5,600 - \$8,000	\$6,800
Air Bag	6,000 - 8,400	7,200
Hydraulic	9,200 - 11,800	10,500

Cost will vary based on platform size and weight capacity. Typical weight range is from 20,000# to 45,000#.

	Mechanical	Air Bag	Hydraulic
Edge of Dock Levelers	\$1,300	\$2,000	\$3,000

	Price Range	Typical
Overhead Dock Door Seals	\$1,050 - \$1,550	\$1,300
Vehicle Restraints (Dock Locks)	2,000 - 3,000	2,500

MISCELLANEOUS LIFTS

	Price Range	Typical
Sidewalk Lift	\$37,500 - \$52,500	\$45,000
Dumbwaiters		
Manual	6,000 - 12,000	9,000
Add Per Stop (2 Stops = Base)		3,000
Electric	20,000 - 40,000	30,000
Add Per Stop (2 Stops = Base)		6,000
Residential Elevator	22,000 - 34,000	28,000
Add Per Stop (2 Stops = Base)		4,000
Wheelchair Lift (5' Rise)	11,000 - 17,000	14,000
Add \$2,000 for each additional 1' of Rise		
Chair Lifts (Per Foot of Rise)	400 - 1,000	700
Manlifts (Per Foot of Rise)	450 - 650	550

(Above price is based on one stop every 15')

SCALES

TRUCK

The following truck scale costs include cost of pit (if applicable), lever and indicating mechanism, readout, card printer and normal freight and installation charges.

Weight	Platform Size (Length x Width)	Typical Cost		Add for Additional Width		
		With Pit	Pitless	11'	12'	14'
20 Ton (Single Axle)	12 x 10	\$36,400	\$29,100	\$500	\$700	\$1,500
20 Ton	24 x 10	38,500	30,800	1,100	1,400	3,000
20 Ton	34 x 10	41,100	32,900	1,500	1,900	4,300
30 Ton	24 x 10	40,400	32,300	1,100	1,400	3,000
30 Ton	34 x 10	43,200	34,600	1,500	1,900	4,300
50 Ton	50 x 10	72,700	58,200	2,200	2,800	6,300
50 Ton	60 x 10	79,200	63,400	2,600	3,400	7,500
50 Ton	70 x 10	88,200	70,600	3,100	3,900	8,800
60 Ton	50 x 10	75,300	60,200	2,200	2,800	6,300
60 Ton	60 x 10	81,800	65,400	2,600	3,400	7,500
60 Ton	70 x 10	90,800	72,600	3,100	3,900	8,800
60 Ton	80 x 10	100,500	80,400	3,500	4,500	10,000
80 Ton	60 x 10	84,100	67,300	2,600	3,400	7,500
80 Ton	70 x 10	93,300	74,600	3,100	3,900	8,800
80 Ton	80 x 10	103,400	82,700	3,500	4,500	10,000
100/120 Ton	60 x 10	89,200	71,400	2,600	3,400	7,500
100/120 Ton	70 x 10	98,500	78,800	3,100	3,900	8,800
100/120 Ton	80 x 10	108,800	87,000	3,500	4,500	10,000
100/120 Ton	90 x 10	117,500	94,000	3,900	5,100	11,300
100/120 Ton	100 x 10	128,200	102,600	4,400	5,600	12,500
100/120 Ton	110 x 10	139,100	111,300	4,800	6,200	13,800

RAILROAD (DIGITAL)

Weight	Price Range		Typical
175 Ton	\$211,500	- \$258,500	\$235,000
200 Ton	252,000	- 308,000	280,000
250 Ton	283,500	- 346,500	315,000
300 Ton	306,000	- 374,000	340,000

FLOOR

The following in-floor freight scales include cost of lever and indicating mechanism, read-out and normal freight and installation charges.

Weight	Typical Costs	
	Steel	Stainless Steel
2,500#	\$3,800	\$7,600
4,000#	4,000	8,000
5,000#	4,200	8,400
6,250# and 8,000#	4,400	8,800
10,000#	4,600	9,200
20,000#	7,700	15,400

CHIMNEYS & STACKS

CHIMNEYS (P.L.F.)

Brick Chimneys	8" Flue 12" Flue	Price Range		Typical
		\$68.00	- \$102.00	\$85.00
		100.00	- 150.00	125.00

For double flues – add flue price plus 60%.

RADIAL STACKS (P.L.F.)

Base Diameter (O.D.)	Brick	Concrete
6'	\$1,880	\$1,500
8'	2,400	1,950
10'	2,900	2,400
12'	3,300	2,800
16'	4,150	3,500
20'	4,950	4,300

Above prices include foundation.
Deduct 50% for no refractory lining.

STEEL STACKS (P.L.F.)

Base Diameter	16 Gauge	12 Gauge	8 Gauge	1/4 Inch
2'	\$195.00	\$220.00	\$295.00	\$385.00
3'	—	305.00	410.00	525.00
4'	—	400.00	525.00	660.00
6'	—	—	730.00	920.00

PAVING

	Per Square Foot			Per Parking Space*		
	Price Range		Typical	Price Range		Typical
Asphalt Parking Lots	\$2.00	- \$3.50	\$2.75	\$600	- \$1,050	\$825
Asphalt Roads	2.50	- 4.50	3.50	—	—	—
Concrete Parking Lots	3.00	- 5.00	4.00	900	- 1,500	1,200
Concrete Roads	3.50	- 6.00	4.75	—	—	—
Gravel Parking Area	0.70	- 1.10	0.90	210	- 330	270
Add For Curbs (P.L.F.)	11.00	- 18.00	14.50	—	—	—
Yard Lighting	0.40	- 1.10	0.75	120	- 330	225
Concrete Car Bumper (Each)	50.00	- 70.00	60.00	—	—	—

*Based on one parking space per 300 S.F.

Small areas and/or heavy concrete and asphalt (service stations, loading dock areas, etc.) use upper range. Large areas use lower range.

Big box retail, restaurant and gas station (convenience store) lighting will be towards the typical to high end.

TRASH ENCLOSURES

	Price Range	Typical
Concrete Block	\$37.75 - \$56.75	\$47.25
Dec. Concrete Block	39.50 - 59.50	49.50
Brick	40.75 - 61.25	51.00
Steel Panel	28.25 - 42.75	35.50
Wood Panel	27.25 - 41.25	34.25

"Typical" price assumes 6' high walls with one wall consisting of swinging gates with pin anchors.

RECREATIONAL / SPORTS VENUES

RACE / RUNNING TRACKS (P.S.F.)

	Price Range		Typical
Dirt/Gravel Surfaces (Race Track - 500,000 +/- S.F.)	\$0.70	- \$1.10	\$0.90
Limestone/Aggregate Surfaces (Race Track - 500,000 +/- S.F.)	0.80	- 1.80	1.30
Asphaltic/Synthetic Surfaces (Race Track - 500,000 +/- S.F.)	6.50	- 9.50	8.00
Limestone/Aggregate Surfaces (Running Track - 40,000 +/- S.F.)	1.35	- 3.35	2.35
Asphaltic/Synthetic Surfaces (Running Track - 40,000 +/- S.F.)	9.00	- 15.00	12.00

Concession Stands	\$40.00	- \$110.00	\$75.00
*Restroom Facilities	100.00	- 180.00	140.00

*125 S.F. structure with his/hers facilities. Use high if designed for year round use. Use low rate for much larger facilities.

BLEACHERS / GRANDSTANDS (PERMANENT)

Bleachers	Per Square Foot		Per Seat	
	Price Range	Typical	Price Range	Typical
Steel Frame	\$33.00 - \$47.00	\$40.00	\$99.00 - \$141.00	\$120.00
Wood Frame	19.00 - 29.00	24.00	57.00 - 87.00	72.00
Add for Powered Telescoping	8.00 - 12.00	10.00	24.00 - 36.00	30.00

Average is based on approximately 6,000 S.F. or 2,000 seats.

Grandstands	Per Square Foot		Per Seat	
	Price Range	Typical	Price Range	Typical
Steel Frame	\$30.00 - \$60.00	\$45.00	\$90.00 - \$180.00	\$135.00
Wood Frame	20.00 - 34.00	27.00	60.00 - 102.00	81.00
Concrete/Steel	80.00 - 100.00	90.00	240.00 - 300.00	270.00
Add for Lockers, Concessions, Etc.				
Below	30.00 - 60.00	45.00	90.00 - 180.00	135.00
Add for Seat Backs	10.00 - 13.00	11.50	30.00 - 39.00	34.50
Add for Roof	8.00 - 12.00	10.00	24.00 - 36.00	30.00

Average is based on approximately 45,000 S.F. or 15,000 seats.

BOAT DOCKS (PERMANENT)

All costs are per slip (or well) unless otherwise noted.

Typical Slip (Well) Size	Simple/Small 10 x 28'	Average 12 x 32'	Large/Good 14 x 38'	Excellent 16 x 44' ±
PIPE DOCKS (COST PER SLIP OR WELL)				
Open Dock	\$3,500	\$4,400	\$6,200	\$7,900
Single Well	11,400	15,000	18,500	22,000
Double Well	7,900	10,600	13,200	15,400
Triple Well	6,600	8,800	11,000	13,200
*Commercial	3,000	4,000	5,000	5,800

*Price first three slips from triple well column. Slips 4+ should be priced from commercial column.

PERMANENT DOCKS (COST PER SLIP OR WELL)

Open Dock	\$5,500	\$6,600	\$9,400	\$12,100
Single Well	17,000	22,000	27,500	33,000
Double Well	12,100	16,000	19,800	23,100
Triple Well	9,900	13,200	16,500	19,500
*Commercial	4,400	5,900	7,400	8,800

*Price first three slips from triple well column. Slips 4+ should be priced from commercial column.

CANOPIES/ROOFS (ALL TYPES)

Up to 3 Slips	\$5,000	\$6,300	\$8,200	\$10,100
Commercial	3,000	3,750	4,900	6,100

SMALL DOCK SHEDS (P.S.F. OF SHED)

\$19.00	\$24.00	\$30.00	\$37.50
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DOCK BUILDINGS/HOUSES (P.S.F. OF BUILDING)

\$47.00	\$75.00	\$94.00	\$115.00
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PICNIC SHELTERS (P.S.F.)

Type	Price Range		Typical
Basic Open Shelter	\$17.00	- \$35.00	\$26.00
Shelter w/ Screened Sides	19.00	- 40.00	29.50
Shelter w/ Half Walls	25.00	- 50.00	37.50
Shelter w/ Basic Plumbing	27.00	- 53.00	40.00
Shelter w/ Bathroom Facilities	33.00	- 63.00	48.00

STEEL SIGN POLES

Price P.L.F. of height. Cost includes sign pile and foundation.

Diameter At Base	Height						
	10'	15'	20'	30'	40'	60'	80'
4"	\$69.00	\$63.00	\$56.00	\$50.00	—	—	—
6"	100.00	88.00	81.00	75.00	—	—	—
8"	131.00	113.00	106.00	100.00	\$94.00	—	—
10"	163.00	144.00	131.00	125.00	113.00	\$106.00	—
12"	194.00	175.00	156.00	150.00	138.00	125.00	\$119.00
14"	225.00	200.00	188.00	175.00	163.00	150.00	138.00
16"	—	238.00	219.00	200.00	181.00	169.00	156.00
20"	—	—	250.00	231.00	213.00	194.00	175.00
24"	—	—	288.00	269.00	244.00	225.00	206.00
30"	—	—	—	306.00	281.00	256.00	238.00
36"	—	—	—	—	325.00	300.00	275.00
42"	—	—	—	—	—	344.00	312.00
48"	—	—	—	—	—	394.00	363.00

Use 50% of above prices for wood sign poles.

SIGNS (P.S.F.S.A.)

	Single-Faced			Double-Faced		
	Under 50 S.F.	50 – 100 S.F.	Over 100 S.F.	Under 50 S.F.	50 – 100 S.F.	Over 100 S.F.
Painted Metal	\$47.50	\$42.50	\$36.25	\$60.00	\$52.50	\$46.25
Painted Metal w/ Neon	82.50	73.75	63.75	130.00	115.00	100.00
Porcelain	56.25	51.25	45.00	78.75	70.00	62.50
Porcelain w/ Neon	92.50	82.50	71.25	148.75	132.50	116.25
Plastic	106.25	86.25	68.75	143.75	126.25	100.00
Plastic w/ Illumination	125.00	101.25	80.00	162.50	140.00	111.25
Painted Wood	25.00	22.50	20.00	32.50	28.75	25.00
Rotators (Lump Sum)	1,875.00	3,125.00	3,750.00	1,875.00	3,125.00	3,750.00

		Price Range		Typical
Time & Temperature Signs – Alternating Display	Single Faced	\$10,000	- \$15,000	\$12,500
	Double Faced	15,000	- 22,500	18,750
Time & Temperature Signs – Continuous Display	Single Faced	15,000	- 22,500	18,750
	Double Faced	21,000	- 31,500	26,250

Most signs are custom made and cost vary greatly. It is recommended that actual cost be used if possible.
The above costs do not include sign poles.

FENCING

CHAIN LINK (P.L.F.)

	Price Range		Typical
4' High	\$9.00	- \$13.00	\$11.00
5' High	11.00	- 16.00	13.50
6' High	12.75	- 19.25	16.00
7' High	14.75	- 22.25	18.50
8' High	16.75	- 25.25	21.00
10' High	20.75	- 31.25	26.00
12' High	25.00	- 37.00	31.00

CHAIN LINK GATES (P.L.F.)

	Price Range		Typical
4' High	\$55.00	- \$83.00	\$69.00
5' High	57.00	- 85.00	71.00
6' High	58.00	- 88.00	73.00
7' High	65.50	- 98.50	82.00
8' High	72.00	- 108.00	90.00
10' High	77.50	- 116.50	97.00
12' High	88.00	- 132.00	110.00

Above prices are based on 9# wire. Use low end for residential gauge and high end for high security fencing.

Above prices include steel posts 10' on center in concrete.

Add 15% if vinyl coated.

Add \$3.00 P.L.F. for 3 strand barbed wire.

WOOD (P.L.F.)

	Price Range		Typical
6' High	\$18.00	- \$27.00	\$22.50
8' High	24.00	- 36.00	30.00

Above prices include 4" x 4" wood post, set in concrete, 8' center to center. Price does not include painting or staining.

VINYL (P.L.F.)

	Price Range		Typical
4' High	\$20.50	- \$30.50	\$25.50
5' High	21.50	- 32.50	27.00
6' High	22.50	- 33.50	28.00

VINYL GATES (P.L.F.)

	Price Range		Typical
4' High	\$53.00	- \$79.00	\$66.00
5' High	57.00	- 87.00	72.00
6' High	62.00	- 94.00	78.00

METAL-HAND FORGED WROUGHT IRON OR MODULAR (P.L.F.)

	Price Range		Typical
4' High	\$37.00	- \$55.00	\$46.00
5' High	46.00	- 70.00	58.00
6' High	55.00	- 85.00	70.00

METAL-HAND FORGED WROUGHT IRON OR MODULAR GATES (P.L.F.)

	Price Range		Typical
4' High	\$51.00	- \$77.00	\$64.00
5' High	64.00	- 98.00	81.00
6' High	78.00	- 118.00	98.00

METAL-METAL PANEL ON WOOD POSTS (P.L.F.)

	Price Range		Typical
6' High	\$18.00	- \$28.00	\$23.00
8' High	24.00	- 36.00	30.00
10' High	30.00	- 46.00	38.00
12' High	36.00	- 54.00	45.00

SECURITY GATES (EACH)

	Price Range		Typical
Simple (Residential Small Commercial)	\$500	- \$1,500	\$1,000
Industrial/Commercial	2,000	- 5,000	3,500

Price gate separately then add above for controls. Cost will vary depending on level of security.

RAILROAD SPURS

	Price Range			Typical
90# (P.L.F.)	\$122.00	-	\$150.00	\$136.00
100# (P.L.F.)	128.00	-	157.00	142.50
115# (P.L.F.)	140.00	-	170.00	155.00
130# (P.L.F.)	144.00	-	176.00	160.00
	Price Range			Typical
90# Turnout	\$35,000	-	\$43,000	\$39,000
100# Turnout	38,500	-	47,500	43,000
115# Turnout	40,500	-	49,500	45,000
130# Turnout	44,500	-	54,500	49,500
Bumpers (Each)	4,000	-	5,000	4,500

COMMERCIAL SWIMMING POOLS

Prices are based on square feet of water surface area (S.F.W.S.A.)

	Price Range			Typical
Motel, Apartment (400 S.F.)	\$80.00	-	\$140.00	\$110.00
Outdoor Municipal and Community (10,000 S.F.)	95.00	-	165.00	130.00
Indoor Municipal (5,000 S.F.)	100.00	-	180.00	140.00

Prices include concrete formed pool, filter system, ladders, chlorinator and heater.

	Price Range			Typical
Automatic Pool Sweeps	\$1,000	-	\$3,000	\$2,000

*3,000 – 4,000 S.F. Concrete Block Municipal Bath & Concession House (P.S.F.)	40.00	-	110.00	75.00
*Shower And Bath House (P.S.F.)	45.00	-	135.00	90.00

*Includes plumbing fixtures.

TANKS

ELEVATED STEEL WATER TANKS (WATER TOWERS)

Gallon Capacity	Height				
	50'	75'	100'	125'	150'
25,000	\$273,000	\$304,500	\$336,000	\$372,000	\$408,000
50,000	352,500	386,500	420,000	456,000	492,000
75,000	432,000	468,000	504,000	540,000	576,000
100,000	495,000	531,000	565,500	600,000	631,500
150,000	633,000	669,000	703,500	738,000	769,500
200,000	722,000	761,000	797,500	834,500	869,500
300,000	900,000	945,000	985,500	1,027,500	1,069,500
400,000	1,104,000	1,148,500	1,189,500	1,231,000	1,272,000
500,000	1,308,000	1,351,500	1,393,500	1,434,000	1,474,500
600,000	1,444,000	1,492,500	1,540,000	1,587,000	1,632,500
700,000	1,580,000	1,633,500	1,686,000	1,739,000	1,790,000
800,000	1,715,500	1,774,500	1,832,000	1,891,000	1,948,000
900,000	1,851,500	1,915,500	1,978,000	2,043,000	2,106,000
1,000,000	1,987,500	2,056,500	2,124,000	2,194,500	2,263,500
1,200,000	2,213,500	2,296,500	2,378,500	2,461,500	2,544,500
1,500,000	2,553,000	2,656,500	2,760,000	2,862,000	2,965,500
2,000,000	3,118,500	3,256,500	3,394,500	3,531,000	3,667,500

TANKS (Continued)

LARGE OIL STORAGE TANKS – WELDED STEEL

Gallon Capacity	Per Gallon		
	Price Range		Typical
40,000	\$2.25	- \$2.75	\$2.50
50,000	2.15	- 2.65	2.40
60,000	2.05	- 2.55	2.30
80,000	1.90	- 2.30	2.10
100,000	1.70	- 2.10	1.90
150,000	1.30	- 1.70	1.50
200,000	1.10	- 1.30	1.20
300,000	0.90	- 1.10	1.00
400,000	0.81	- 0.99	0.90
500,000	0.76	- 0.94	0.85
600,000	0.74	- 0.90	0.82
750,000	0.68	- 0.82	0.75
1,000,000	0.54	- 0.66	0.60
1,500,000	0.50	- 0.60	0.55
2,000,000	0.45	- 0.55	0.50
3,000,000	0.41	- 0.49	0.45
4,000,000	0.37	- 0.45	0.41
5,000,000	0.33	- 0.41	0.37

Diameter, height and capacity is generally found on a plate on each tank. If capacity is unknown, use the following formula:

$$3.1416 \times \text{radius squared} \times \text{height} \times 7.48 = \text{gallon capacity}$$

If capacity is given in barrels, there are 42 gallons per barrel.

Above costs include foundations, paint and vents.

Add 25% for floating roof.

Add 50% for spheroid type tanks. Add 20% for concrete tanks.

Add 5% to 15% for piping, valves, elbows, meters, etc.

SMALL BULK STORAGE TANKS

Gallon Capacity	Price Per Gallon						
	*Vertical Steel		Vertical Fiberglass	*Horizontal Steel		Plastic	Stainless Steel
	Single Wall	Dual Wall	Single Wall	Single Wall	Dual Wall	Single Wall	Single Wall
1,000 - 2,499	\$3.05	\$5.25	\$3.35	\$3.10	\$5.30	\$1.20	\$9.15
2,500 - 5,999	2.25	4.10	2.50	2.30	4.20	1.10	6.75
6,000 - 10,999	1.85	2.95	2.00	1.90	3.00	1.05	5.55
11,000 - 20,999	1.50	2.80	1.65	1.60	2.95	1.00	4.05
21,000 - 30,000	1.40	2.75	1.50	1.50	2.90	0.95	3.90

*Steel tank prices assume mild steel (10 to 12 gauge, commonly used for water and fertilizer storage).

For UL listed tanks (commonly used for diesel, gasoline and fuel oil storage) add 25% to above cost.

Vertical tanks include sand and gravel base (add for concrete).

Horizontal tanks include steel skids (add \$2,500 - \$6,000 for concrete saddles).

Add for Small Bulk Oil Plants:

Loading Rack - \$12,500 to \$17,500

(Note that the loading rack cost for large oil and gas terminals may exceed \$125,000.)

Add per tank for piping, valves, meters and pumps – Single Wall: \$1,850

Dual Wall: \$2,600

TANKS (Continued)

UNDERGROUND STORAGE TANKS

Gallon Capacity	Price Per Gallon							
	Single Compartment						Multi-Compartment	
	Steel (STI-P#3)		Fiber Coated Steel		Fiber Glass		Fiber Glass	
	Single Wall	Double Wall	Single Wall	Double Wall	Single Wall	Double Wall	Single Wall	Double Wall
1,000 - 2,499	\$6.00	\$9.50	\$7.00	\$10.50	\$7.00	\$11.50	—	—
2,500 - 5,999	3.80	6.00	4.75	6.50	4.75	7.00	—	—
6,000 - 10,999	3.00	4.60	3.25	4.90	3.25	6.10	\$4.25	\$6.10
11,000 - 20,999	2.55	3.75	2.75	4.00	2.65	4.00	3.40	4.75
21,000 - 30,000	2.45	3.70	2.60	3.80	2.55	3.80	3.15	4.40

Above costs include excavation, backfill and piping to two pumps.

Add \$1,150 (single wall) or \$1,650 (double wall) per tank compartment for each additional pump. (Example: A service station with 3 computers with a dispenser for premium, unleaded, and ethanol at each computer will require three tanks or tank compartments and \$1,150 or \$1,650 should be added to each tank or tank compartment for the third pump.)

Depreciation 3% per year. (If tank is in use, it is recommended that depreciation not exceed 65%).

Note: Double wall tanks require double wall piping.

PRESSURE TANKS – WELD STEEL

Gallon Capacity	Rate Per Gallon
1,000 - 3,999	\$6.75
4,000 - 6,999	6.00
7,000 - 12,999	5.50
13,000 - 20,999	5.00
21,000 - 29,999	4.25
30,000 - 39,999	3.75
40,000 - 49,999	3.25
50,000 - 59,999	3.10
60,000 - 74,999	3.00
75,000 - +	2.90

Above prices include valves, pumps, fittings, gauges, bulkheads and saddles.

Depreciation: 3% per year.

Liquid Fertilizer Conversion (Tons to gallons)

Ton capacity x 2,000# ÷ 8.5 (8.5 pounds per gallon)

CONTAINMENT AREAS

	Price Range	Typical
Spill Pads	\$12.00 - \$14.50	\$13.25
Reinforced Concrete Containment Floor (P.S.F.)	10.00 - 12.00	11.00
Reinforced Concrete Containment Walls (P.S.F.)	15.00 - 18.00	16.50
Plastic Liner Supported by Wood Frame (P.S.F.S.A)	10.00 - 15.00	12.50
Plastic Liner Supported by Metal Frame (P.S.F.S.A)	12.00 - 18.00	15.00
Earthen Containment Dikes (C.Y.)	6.00 - 9.00	7.50

SEWAGE TREATMENT PLANTS

Includes all cost necessary to develop a treatment plant. Add for offices, shops, and warehouses separately.

Gallons Per Day	Sewage		Water	
	RATE PER GALLON PER DAY CAPACITY			
	Price Range	Typical	Price Range	Typical
2,000 to 19,999	\$16.00 - \$24.00	\$20.00	\$10.00 - \$16.00	\$13.00
20,000 to 99,999	11.00 - 16.00	13.50	7.00 - 11.00	9.00
100,000 to 499,999	8.00 - 11.00	9.50	4.00 - 8.00	6.00
500,000 to 999,999	5.00 - 8.00	6.50	3.00 - 5.00	4.00

Municipal Type	Price Range	Typical	Price Range	Typical
1,000,000 to 1,999,999	\$6.50 - \$12.00	\$9.25	\$1.60 - \$3.00	\$2.30
2,000,000 to 2,999,999	6.10 - 11.00	8.55	1.55 - 2.75	2.15
3,000,000 to 3,999,999	5.55 - 10.25	7.90	1.40 - 2.50	1.95
4,000,000 to 4,999,999	5.00 - 9.40	7.20	1.25 - 2.35	1.80
5,000,000 or Greater	4.55 - 8.45	6.50	1.10 - 2.10	1.60

UNDERGROUND PIPING & EXTERIOR FIRE PROTECTION

UNDERGROUND PIPING (P.L.F.)

Water and Fire Protection				Drain & Sewer				
Size	PVC	Ductile or Cast Iron	Reinforced Concrete	PVC	Corrugated Steel	Reinforced Concrete	Clay	Plain Concrete
4"	\$15.60	—	—	\$8.10	—	—	\$16.25	—
6"	20.60	—	—	11.25	\$19.40	—	24.00	\$19.50
8"	31.90	—	—	18.25	25.90	—	31.00	24.50
10"	36.90	—	—	25.60	35.60	—	54.00	28.00
12"	39.40	—	\$39.50	30.60	40.90	\$39.50	59.50	31.50
14"	42.50	—	48.10	45.00	45.90	41.00	73.40	35.00
16"	53.75	—	53.75	—	50.30	45.00	84.50	38.75
18"	64.70	—	63.10	—	54.70	49.50	95.25	42.25
20"	70.90	\$150.00	77.50	—	63.40	61.25	116.50	53.00
24"	84.70	164.00	92.50	—	72.20	77.75	140.00	56.00
30"	125.00	189.00	132.50	—	91.25	97.25	166.50	—
36"	163.75	239.00	178.75	—	131.00	139.00	220.00	—
42"	221.25	290.00	221.00	—	157.50	175.00	—	—
48"	275.00	331.00	275.00	—	184.00	211.00	—	—
60"	—	—	394.00	—	282.00	342.00	—	—
72"	—	—	528.00	—	358.00	382.00	—	—

See page 4 – 21 for interior piping.

	Price Range	Typical
Manholes (48" Precast – Installed)	\$2,200 - \$3,400	\$2,800
Inlets	1,500 - 2,200	1,850
6" Hydrants - 2 Way	1,800 - 2,700	2,250
3 Way	2,600 - 3,900	3,250
4 Way	3,200 - 4,800	4,000
Indicator Post Valves - 6"	1,500 - 2,100	1,800
8"	1,700 - 2,500	2,100
12"	1,900 - 2,900	2,400

LAGOONS

	Price Range	Typical
Earthen (C.Y.)	\$6.00 - \$9.00	\$7.50
(C.Y. = Water Surface x Depth divided by 27)		
Add for Inlets and/or Outlets		
Small	8,500 - 12,500	10,500
Large	15,000 - 25,000	20,000

COLD STORAGE

DEFINITIONS

Room Type	Temperature Control Range		
Cooler	33	to	50°
Chiller	5	to	32°
Freezer	-19	to	4°
Sharp Freezer	-45	to	-20°

INSULATING MATERIAL (P.S.F.S.A.)

	Polyurethane	Polystyrene	Cork	Fiberglass	Foamglass	Pre-Engineered Insulated Sandwich Panels (metal skin both sides) (use as exterior walls)
2"	\$7.30	\$5.85	\$8.15	\$6.40	\$8.60	—
3"	8.30	6.15	9.30	6.75	9.80	\$16.35
4"	9.25	6.40	10.40	7.05	10.95	17.50
5"	10.35	6.75	11.60	7.30	12.30	18.65
6"	11.40	7.05	12.75	7.50	13.65	19.75
8"	13.40	7.70	14.95	7.95	16.25	22.50
10"	—	8.20	17.40	8.65	18.75	25.50
12"	—	9.00	19.50	9.10	21.45	—

Cost includes vapor barrier, sealants and appropriate finishes.

If insulating material is used on floors, deduct 30%. Add 30% for ceilings.

COLD STORAGE FLOORS (P.S.F.)

Price includes sand base, vapor barrier, insulation and reinforced concrete.

Chiller, freezer and sharp freezer floors include in floor heat elements.

Type	Price Range		Typical
Cooler	\$9.25	- \$13.75	\$11.50
Chiller	12.00	- 18.00	15.00
Freezer	13.00	- 19.50	16.25
Sharp Freezer	14.25	- 21.25	17.75

REFRIGERATION DOORS (HINGED) (P.S.F.S.A.)

S.F.S.A.	Cooler	Chiller	Freezer	Sharp Freezer
6 – 15	\$125.00	\$137.50	\$150.00	\$162.50
16 – 30	112.50	125.00	137.50	150.00
31 – Over	93.75	106.25	118.75	131.25

REFRIGERATION DOORS (SINGLE SLIDING) (P.S.F.S.A.)

S.F.S.A.	Cooler	Chiller	Freezer	Sharp Freezer
25 – 49	\$125.00	\$150.00	\$162.50	\$175.00
50 – 120	69.00	75.00	81.50	87.50
Add For Mech. Operated (Each)	3,900.00	3,950.00	4,000.00	4,375.00

REFRIGERATION DOORS (BI-PARTING, ELECTRIC OPERATED) (P.S.F.S.A.)

	Cooler	Chiller	Freezer	Sharp Freezer
	\$210.00	\$215.00	\$225.00	\$235.00

COLD STORAGE AND FREEZERS (NOT INCLUDING DOORS OR REFRIGERATION EQUIPMENT)

Due to the large variation in use, design, finish, etc., the following prices are averages and may have a range of +/- 30%.

Size	Cooler	Cooler Height Adj.	Chiller	Chiller Height Adj.	Freezer	Freezer Height Adj.	Sharp Freezer	Sharp Freezer Height Adj.
100 S.F.	\$91.00	\$7.00	\$103.00	\$7.90	\$117.00	\$9.00	\$132.50	\$10.20
200 S.F.	77.00	5.25	87.00	5.95	99.00	6.75	112.00	7.65
400 S.F.	63.00	3.50	71.00	3.95	81.00	4.50	92.00	5.10
800 S.F.	56.00	2.65	63.00	3.00	72.00	3.40	82.00	3.85
1,000 S.F.	53.50	2.30	60.00	2.60	68.50	3.00	77.50	3.50
1,500 S.F.	50.00	1.90	56.50	2.25	64.50	2.50	73.00	2.75

Height adjustment is for each foot over or under 8'.

REFRIGERATION EQUIPMENT (P.C.F.)

	Cooler	Chiller	Freezer	Sharp Freezer
5,000 or Less	\$1.50	\$1.80	\$2.10	\$2.54
5,001 – 25,000	1.38	1.68	1.98	2.41
25,001 – 50,000	1.26	1.57	1.87	2.28
50,001 – 100,000	1.16	1.46	1.74	2.16
100,001 – 200,000	1.09	1.37	1.63	2.03
200,001 – 300,000	1.04	1.31	1.57	1.94
300,001 – 500,000	0.98	1.22	1.50	1.87
500,001 or More	0.91	1.15	1.40	1.73

Refrigeration equipment may not be assessable pursuant to Iowa Code Section 427.1(4).

CRANEWAYS (P.L.F.)

Beam Size	Supports 20' o.c.	2' Height Adjustment	Supports 25' o.c.	2' Height Adjustment	Supports 30' o.c.	2' Height Adjustment	Beam Supported By Bldg. Framing
6"	\$170.00	\$7.25	\$145.00	\$5.80	\$125.00	\$5.00	\$100.00
8"	270.00	15.00	225.00	12.30	200.00	10.50	120.00
10"	315.00	15.00	270.00	12.30	240.00	10.50	150.00
12"	355.00	15.00	305.00	12.30	270.00	10.50	165.00
14"	385.00	15.00	330.00	12.30	290.00	10.50	175.00
16"	520.00	24.00	440.00	19.75	390.00	16.75	220.00
18"	565.00	24.00	480.00	19.75	425.00	16.75	255.00
21"	625.00	24.00	535.00	19.75	470.00	16.75	310.00
24"	720.00	27.00	615.00	22.00	545.00	18.50	380.00
27"	885.00	32.00	765.00	26.00	685.00	22.00	410.00
30"	975.00	32.00	850.00	26.00	765.00	22.00	625.00
36"	1,140.00	32.00	1,005.00	26.00	915.00	22.00	805.00

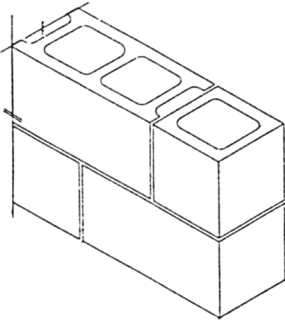
Prices are based on 16' height including crane I beam, H columns supports and concrete foundations (does not include crane "T" rail).

These prices are for the length of crane way (\$355 x 100' length = \$35,000).

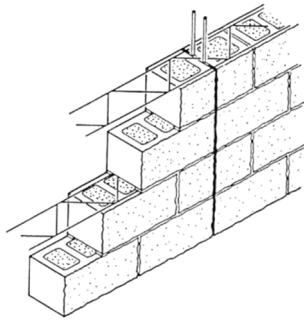
Add or subtract for each 2' difference (16' base) in height as shown.

GLOSSARY

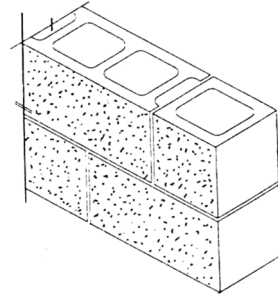
CONCRETE BLOCK WALLS



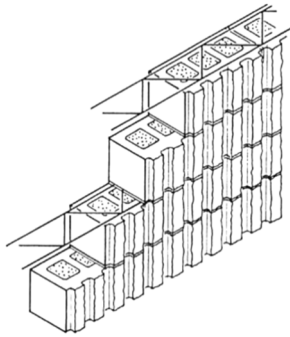
Standard Concrete Block



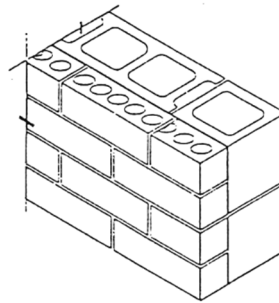
Rock Face Concrete Block



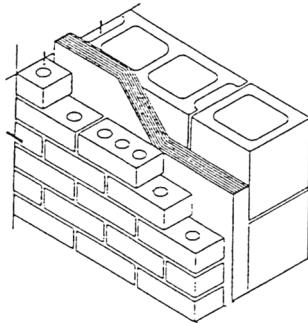
Ground Face Concrete Block



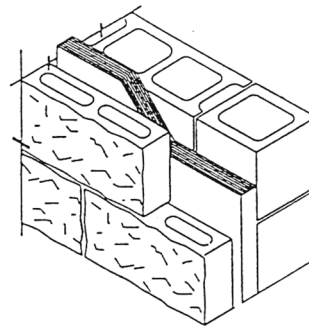
Fluted Face Concrete Block



4" Face Brick on 8" Conc. Block



4" Face Brick, 3" Air and Insulation
Cavity on 8" Concrete Block



4" Rock Face Concrete Block,
3" Air and Insulation Cavity
on 8" Concrete Block

GLOSSARY (Continued)

AGGREGATE - Materials used in the manufacture of concrete or plaster, except water and the bonding agents, e.g., sand, gravel, cinders, rock, slag.

ASHLAR VENEER - Stone squares or rectangles of uniform joint thickness used in masonry.

ASPHALT TILE - A resilient floor covering of asphaltic composition laid in mastic.

BACKFILL - To replace earth removed during excavation. The subsurface material placed against structures, foundations or footings.

BALLOON FRAME - In construction, a type of framing in which the studs extend from the sill to the roof. The second floor is supported by a horizontal ribbon or ledger board and joist that are nailed to the studs.

BTU - British Thermal Unit: A standard unit for measuring heat equal to the amount required to raise the temperature of one pound of water by one degree Fahrenheit. In the United States, the rated capacity of furnaces and boilers is expressed in terms of BTUs emitted per hour.

BUILDING PAPER - A paper usually applied over the sheathing of exterior frame walls. Also used between flooring and subflooring and over roof decks.

BUILT-UP COMPOSITION - A roof covering consisting of successive layer of ply, felt and hot asphalt, topped by a mineral-surfaced layer or by embedded rock or gravel.

CAISSON - A large, strong, watertight box or casing in which work is done below water level; also used as a retaining structure in an open excavation to prevent cave-ins; used as a supporting member of a structure when sunk to a high bearing stratum and filled with concrete.

CASEMENT WINDOW - A type of window with vertical hinges which swings open horizontally.

CATCH BASIN - A small underground structure for surface drainage in which sediment may settle before water reaches the drain lines.

COBBLESTONE VENEER - A naturally rounded stone larger than a pebble and smaller than a boulder.

COPING - The covering course of a wall, chimney, pilaster or parapet which usually slopes downward to permit water runoff.

CRANEWAY - Columns, girders and beams that act as a rail on which a crane travels.

DECKING - Surface material attached to rafters or joist to which the finish material is applied.

DOLPHINS - A post or pile cluster that is used to moor a boat or support a structure; also, a bumper that protects the dock or wharf from vessels or floating objects.

DUMBWAITER - A small hoisting mechanism or elevator used to convey articles only, between floors.

EIFS - (Exterior wall insulation and finish system.) Rigid insulation board, reinforcing mesh covered with a synthetic plaster or stucco coating.

ELASTOMERIC (Roofing) - A single ply of rubber-like, layered membrane consisting of plastics and synthetic rubber stretched into place as a roof cover. A liquid or spray applied to the roof surface to yield elastomeric films for high strength waterproof membranes.

FENESTRATION - The design and arrangement of windows and doors in a building wall.

FLEXIBLE CONDUIT - Conduit made of fabric or spiral metal strips.

FOOTING - The projecting base of a foundation that transmits the building weight load to the ground.

FOUNDATION - The part of a structure on which the superstructure is placed and transmits the weight load to the earth.

GLOSSARY (Continued)

FURRING - Strips of wood or metal applied to a rough wall or other surface to form an air space or to provide a level surface for the application of a finish material.

GAUGE - A measurement of the thickness of metal in sheet form. The smaller the gauge, the heavier the material.

GEOPIERS - A drilled hole compacted with rock used to stabilize unstable soil upon which a footing is to be placed.

GEO-THERMAL HEATING - A heating source which utilizes the heat of the earth's interior.

HVAC - An abbreviation for heating, ventilating and air conditioning.

INSULATED CONCRETE FORM (ICF) WALLS - A system of formwork for reinforced concrete walls usually made with 2" expanded polystyrene (EPS) insulation panels that stay in place as a permanent interior and exterior substrate.

JOIST - Horizontal timbers, beams or bars supporting a floor or roof.

JUNIOR BEAMS - (M shapes) Lightweight, hot rolled structural beams that are used as secondary floor and roof beams in schools, stores, apartments, hospitals, and other types of light occupancy buildings. They are well adapted for purlins in mill buildings.

KALAMEIN DOORS - Solid core wood doors clad with galvanized sheet metal.

LATH - Any material used as a base for plaster.

LINTEL - A horizontal framing member placed across the top of a door or window opening to support the weight load immediately above the opening.

MEMBRANE - A thin sheet or film of waterproof material used to prevent moisture from penetrating a floor, wall or roof.

MILLWORK - All building materials made of finished wood which have been pre-built in a shop and brought to the site for installation (e.g. doors, window frames, cabinets, trim, etc.)

MONOLITHIC SLAB - Monolithic slabs are foundation systems constructed as on single concrete pour that consist of a concrete slab with thickened portions of the slab under load bearing walls and all perimeter edges that take the place of footers. References to monolithic slabs in this manual assume perimeter pours of 12" to 18" thick, sometimes referred to as a rat footing.

NOGGING - Pieces of wood inserted into a masonry wall to receive nails.

PARAPET WALL - The part of a wall which extends above the roofline.

PARQUET FLOOR - Wood blocks laid in decorative patterns.

PILASTER - A rectangular architectural member which serves as a pier, but is architecturally treated as a column. Usually formed of the same material as the wall, but projecting from it.

PILE (PILINGS) - Columns that extend below ground to bear the weight of a structure when the surface soil cannot; may extend down a bearing soil or support the load by skin friction; e.g., sheet piling is used to form bulkheads or retaining walls and to support docks or piers.

PLATE GLASS - A high-quality glass which has been ground and polished on both sides.

POLYMER FORMED CONCRETE WALLS - Polymer form work for reinforced concrete walls made with polymer panels that stay in place as a permanent interior and exterior wall finish. Most common use is in car wash buildings.

PRECAST CONCRETE - Concrete structural components that are not poured in place, but are cast separately on site or at another location.

QUARRY TILE - A hard-burned, unglazed ceramic tile usually used as a finished floor.

RAFTERS - Structural members supporting the roof deck or sheathing and the roof covering.

GLOSSARY (Continued)

REINFORCING - Strengthening. Steel rods or mesh are embedded in concrete to increase its strength under tension.

RIGID CONDUIT - A rigid pipe used as a protective enclosure and raceway for electrical wire.

ROMEX - Nonmetallic sheathed electrical cable.

"R" RATING - A measurement of the ability of insulation material to resist the flow of heat. "R" rating is determined by measuring the BTUs transmitted in one hour through the thickness of insulation. The higher the "R" rating, the more effective the insulation.

RUBBLE VENEER - A local field stone. Masonry constructed from rough, unshaped stone without coursing or regularity.

SAWED BED VENEER - A type of ashlar veneer with a smooth facing and sides.

SHEATHING - The first covering applied to the outside of a building.

SKYLIGHT - A glass or plastic opening in a roof, for light or ventilation.

SLEEPERS - A nonstructural timber, board or metal strip that is laid horizontally on the ground to support something above it; or that is anchored to a concrete floor or is nailed to subflooring and to which the finished floor is nailed. It may also provide spacing for utility runs.

STAY-IN-PLACE FORMING - A wall constructed of poured-in-place concrete, where the forming materials remain in place. Forms used for the wall are usually some type of rigid insulation designed for the application of interior and exterior finish directly onto the forms.

STRUCTURAL FRAME - All the members of a building or structure used to transfer weight loads to the ground.

STRUCTURAL INSULATED PANELS (SIP) - Wall panels consisting of an insulating foam core sandwiched between two structural facings, typically oriented strand board (OSB).

STUD - A vertical framing member of either wood or metal used as a structural member and/or to which wall finished are attached. Usually, only lumber of 2" x 6" or lesser dimensions are considered studs.

SUBFLOOR - A floor that is attached to the floor joist and to which the floor finish is laid.

SUPERSTRUCTURE - That portion of the structural frame above the foundation or ground level.

SUSPENDED CEILING - The grid or track suspension system that supports an acoustical panel or similar type ceiling material.

TERRAZZO - A floor material made of small fragments of colored stone or marble that are embedded in cement and polished to a high glaze.

TILT-UP CONCRETE - A method of construction in which concrete wall sections are cast horizontally and lifted or tilted into position.

TONGUE AND GROOVE JOINT - (T&G), any joint made by one member with a projecting tongue fitting into another member with a matching groove.

TRUSS - A rigid, open-webbed structural member designed to carry roof or floor loads.

VAPOR BARRIER - Material that is used to retard the passage of vapor or moisture into walls, floors and roof and prevent condensation.

VENEER - A layer of material that is applied to another surface for ornamental or protective purposes.

WATERPROOFING - Any material designed to stop the passage of moisture.

**COMMERCIAL AND INDUSTRIAL SCHEDULE
SHORT FORM**

**COMMERCIAL & INDUSTRIAL SCHEDULE
SHORT FORM
SECTION 5**

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PREFACE

The following schedule has been incorporated into this manual to save the appraiser the task of building-up each item from the preceding analyzed unit costs.

Because of the similarity in many items it is possible for the short form to do some of the work for the appraiser/assessor. An example of this would be a rubber membrane roof with insulation on a metal deck, supported by steel bar joists. To arrive at the price for this roof from the analyzed unit costs the appraiser must look up and add a minimum of four figures. The short form is designed to do this for the appraiser/assessor.

Any deviation from basic construction or any unusual construction should be built-up by components from the analyzed unit cost schedule.

All figures are for average construction and should be adjusted for any variation in quality.

The following sample property record card is an example of component pricing. Component pricing is the process of pricing each building component individually. The sum of all the building components will then equal the replacement cost new (RCN). The example is the component pricing of a typical office building. First, all vertical components are priced which include the foundation, exterior walls, interior finish of the exterior walls, wall facing and windows. Next the horizontal items are priced which include the roof, ceiling, structural floor, floor coverings, partitions, framing, HVAC and electrical/lighting.

Component pricing makes no assumption of what is contained in a building, therefore, it is necessary to describe and price every detail. A good example of this is the next item priced which is plumbing. It first is necessary to add "rough plumbing". This pricing in effect brings plumbing service to the structure. It is then necessary to describe/price each plumbing fixture individually. Finally, individual components such as cabinets are added under building adjustments or building extras.

The majority of the cost items necessary for component pricing are found within the "analyzed unit cost" and "commercial industrial short form" portions of this manual. The cost in these sections are the typical cost with a general cost range. It may become necessary to apply a grade multiplier to structures which are component priced. Structures exhibiting very good quality finished will likely be above a 4 grade. While structures exhibiting sub-standard finishes will likely be below a 4 grade.

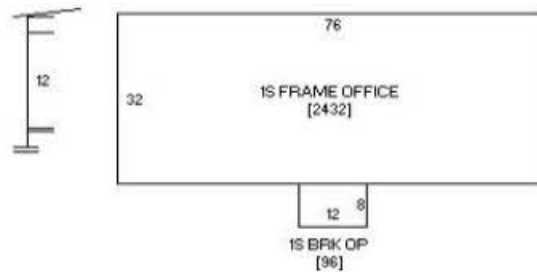
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SAMPLE OFFICE PRICING

Bldg / Addn	Description (RCN \$267,923)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
Bldg	O 501—Office - General												
Com	P 501—Office - General	2,432											
V	Ftr & Fdtn												
	Reinforced Concrete w/o Bsmt - 8"	216	62.15										
	Sub Total			\$13,424									
V	Exterior Wall												
	Steel Siding - Frame - 12	216	123.00										
	Sub Total			\$26,568									
V	Interior Wall												
	Drywall or Equiv. - 10	216	32.90										
	Sub Total			\$7,106									
V	Wall Facing												
	Face Brick Veneer W/Wd Stud Bckup	304	18.70										
	Sub Total			\$5,685									
V	Windows												
	Wood/Vinyl Casement - 1	216	72.00										
	Sub Total			\$15,552									
	Verticals Sub Total		28.10	\$68,335									
H	Roof												
	Asph. Shingle/ Wood Dk - 0	2,432	9.80										
	Sub Total			\$23,834									
H	Ceiling												
	Suspended Blk-Drop Edge(Tegular) - 1	2,432	4.75										
	Sub Total			\$11,552									
H	Struct. Floor												
	R'Concrete 4" - 1	2,432	4.90										
	Sub Total			\$11,917									
H	Floor Cover												
	Carpet - 1	2,432	4.00										
	Sub Total			\$9,728									
H	Partitions												
	Office Buildings - 1	2,432	13.00										
	Sub Total			\$31,616									
H	Framing												
	Wood - Average - 1	2,432	3.65										
	Sub Total			\$8,877									
H	HVAC												
	Office Buildings (General) - 1	2,432	13.00										
	Sub Total			\$31,616									
H	Lighting												
	Office Buildings (General) - 1	2,432	12.50										
	Sub Total			\$30,400									

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Sketch 1 of 1

VERTICALS

FOOTINGS & FOUNDATION WALLS

SPREAD (COLUMN) FOOTINGS (EACH)

	Size of Footing			
	4' x 4'	6' x 6'	8' x 8'	12' x 12'
Concrete	\$340.00	\$615.00	\$1,250.00	\$3,400.00
Reinforced Concrete	375.00	725.00	1,550.00	4,400.00

STRIP (CONTINUOUS) FOOTINGS (P.L.F.) (INCLUDING TRENCH)

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
Concrete	\$17.70	\$25.30	\$36.30	\$51.90	\$69.20
Reinforced Concrete	19.25	27.60	42.45	59.65	83.05
Trench Footer (Building w/ Basement)	12.25	19.25	32.25	46.85	68.40

FOUNDATIONS (P.S.F. OF WALL AREA)

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
Concrete, Brick or Stone	\$11.65	\$14.05	\$16.65	\$19.55	\$21.85
Reinforced Concrete	14.30	17.90	21.50	25.35	29.60
Concrete Block or Tile	10.00	16.10	—	—	—
Waterproofing	1.20	1.20	1.20	1.20	1.20

FOOTINGS & FOUNDATION FOR BUILDING WITH NO BASEMENT

Price P.L.F. - Assuming 3' Foundation Wall

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
*Concrete, Brick or Stone	\$52.65	\$67.45	\$86.25	\$110.55	\$134.75
*Reinforced Concrete	62.15	81.30	106.95	135.70	171.85
Concrete Block or Tile	49.25	75.90	—	—	—

FOOTINGS & FOUNDATION FOR BUILDING WITH BASEMENT

Price P.L.F. - Assuming 8' Foundation Wall – Waterproofed and struck joints 1 side.

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
*Concrete, Brick or Stone	\$115.05	\$141.25	\$175.05	\$212.85	\$252.80
*Reinforced Concrete	136.25	172.05	213.85	259.25	314.80
Concrete Block or Tile	101.85	157.65	—	—	—

*Add \$2.25 P.S.F.S.A. for stay in place insulated forming.

VERTICALS (Continued)

WALLS (P.L.F. OF PERIMETER)

BUILDINGS WITH FLAT ROOFS (PRICES INCLUDE PARAPET WALLS AND COPING)

	1 Story Total	2 Story Total	3 Story Total	4 Story Total	Each 1' Height Variation
	Exterior Wall Height				
	14'	24'	34'	44'	
4" Brick on 8" Block	\$375.80	\$603.80	\$831.80	\$1,059.80	\$22.80
4" Brick on 12" Block	432.15	695.15	958.15	1,221.15	26.30
4" Brick on 8" Block (Cavity Wall)	412.00	662.00	912.00	1,162.00	25.00
Solid Brick 8"	459.55	744.55	1,029.55	1,314.55	28.50
Solid Brick 12"	557.15	902.15	1,247.15	1,592.15	34.50
Brick Veneer (Includes Metal Stud Back-Up & Insulation)	354.20	562.20	770.20	978.20	20.80
Concrete Block 8"	172.80	272.80	372.80	472.80	10.00
Concrete Block 12"	231.65	366.65	501.65	636.65	13.50
Ground Face Concrete Block 8"	230.95	368.45	505.95	643.45	13.75
Rock Face Concrete Block 8"	196.05	311.05	426.05	541.05	11.50
Fluted Face Concrete Block 8"	192.95	305.95	418.95	531.95	11.30
Tilt-Up Concrete Panels - 6" w/ Broom Finish	263.50	423.50	583.50	743.50	16.00
Tilt-Up Concrete Panels - 8" w/ Broom Finish	304.55	489.55	674.55	859.55	18.50
Tilt-Up Concrete Panels - 12" w/ Broom Finish	347.90	557.90	767.90	977.90	21.00
Tilt-Up Concrete Panels - 6" w/ Aggregate Finish	302.25	487.25	672.25	857.25	18.50
Tilt-Up Concrete Panels - 8" w/ Aggregate Finish	343.30	553.30	763.30	973.30	21.00
Tilt-Up Concrete Panels - 12" w/ Aggregate Finish	386.65	621.65	856.65	1,091.65	23.50
Precast Double "T"	248.00	408.00	568.00	728.00	16.00
EIFS on Metal Frame	264.75	426.25	587.75	749.25	16.15
EIFS on Wood Frame	259.30	417.30	575.30	733.30	15.80
EIFS on Masonry	324.70	522.70	720.70	918.70	19.80
Metal Insulated Panels - 2"	238.25	383.25	528.25	673.25	14.50
Metal Insulated Panels - 3"	266.95	430.45	593.95	757.45	16.35
Metal Insulated Panels - 4"	284.75	459.75	634.75	809.75	17.50
Metal Insulated Panels - 5"	304.60	491.10	677.60	864.10	18.65
Metal Insulated Panels - 6"	321.65	519.15	716.65	914.15	19.75
Metal Insulated Panels - 8"	366.55	591.55	816.55	1,041.55	22.50
Structural Glass	1,412.80	2,312.80	3,212.80	4,112.80	90.00
Structural Glass - Tinted	1,591.05	2,606.05	3,621.05	4,636.05	101.50

BUILDINGS WITH PITCHED ROOFS (PRICES DO NOT INCLUDE PARAPET WALLS AND COPING)

Aluminum Siding of Frame	\$143.50	\$246.00	\$348.50	\$451.00	\$10.25
Brick Veneer (Includes Wood Stud Back-Up & Insulation)	289.80	486.80	683.80	880.80	19.70
Fiber Cement Siding on Frame	140.00	240.00	340.00	440.00	10.00
Composition on Frame	123.20	211.20	299.20	387.20	8.80
Steel Siding on Frame	143.50	246.00	348.50	451.00	10.25
Stucco on Frame	161.00	276.00	391.00	506.00	11.50
Vinyl Siding on Frame	132.30	226.80	321.30	415.80	9.45
Vinyl Siding on SIP Panels	168.00	288.00	408.00	528.00	12.00
Fiber Cement Siding on SIP Panels	175.70	301.20	426.70	552.20	12.55
Vinyl Siding on ICF Panels	266.00	456.00	646.00	836.00	19.00
Fiber Cement Siding on ICF Panels	273.70	469.20	664.70	860.20	19.55
EIFS on ICF Panels	354.90	608.40	861.90	1,115.40	25.35

Foundation and interior finish not included in wall prices.

Frame wall prices include sheathing, building wrap, insulation and painting where applicable.

WALL FACINGS

See Analyzed Unit Cost Section page 4 – 8.

VERTICALS (Continued)

STORE FRONTS (P.L.F. FRONT)

Low Cost	Average	Good	High Cost
\$280.00	\$495.00	\$875.00	\$1,245.00



LOW COST STORE FRONT



AVERAGE STORE FRONT



GOOD STORE FRONT



HIGH COST STORE FRONT

VERTICALS (Continued)

WINDOWS (P.L.F. PER FLOOR)

Windows figured as 10' center to center.

	Price L.F.
Aluminum Single Hung	\$46.80
Aluminum Double Hung	55.45
Aluminum Casement	69.10
Wood / Vinyl Single Hung	50.40
Wood / Vinyl Double Hung	60.50
Wood / Vinyl Casement	72.00
Steel Casement	41.75
Steel Industrial Fixed	38.90
Steel Industrial Vented	47.50

INTERIOR FINISH OF EXTERIOR WALLS (INCLUDING PAINT) (P.L.F. OF PERIMETER)

	1 Story	2 Story	3 Story	4 Story	Each 1' Height
	Ceiling Height				
	10'	8'	8'	8'	
Plaster Direct	\$56.40	\$102.30	\$148.25	\$194.15	\$5.25
Plaster w/ Lath	68.90	124.80	180.75	236.65	6.50
Drywall	32.90	60.00	87.15	114.25	2.90
Drywall on Masonry (Includes Furring & Rigid Insulation)	58.40	105.90	151.85	198.55	5.45

HORIZONTALS

BASEMENTS (STORAGE TYPE) (P.S.F.)

	Typical
Excavation, Floor and Lighting	\$8.45

ROOFS (P.S.F.)

Including roof covering, insulation, deck, and indicated support. (No Framing)

FLAT ROOFS

	Typical
Rubber Membrane on Wood Deck on Wood Joist	\$16.60
Rubber Membrane on Steel Deck on Steel Bar Joist	17.85
Rubber Membrane on Concrete Poured on Steel Deck & Bar Joist	19.15
Rubber Membrane on Precast Hollow Plank	20.60
Rubber Membrane on Prestressed Tees	22.70
Spray Foam on Wood Deck on Wood Joist	15.45
Spray Foam on Steel Deck on Steel Bar Joist	16.70
4 Ply Built-Up Composition on Wood Deck on Wood Joist	12.05
4 Ply Built-Up Composition on Steel Deck on Steel Bar Joist	13.30
4 Ply Built-Up Composition on Concrete Poured on Steel Deck & Bar Joist	14.60
4 Ply Built-Up Composition on Precast Hollow Plank	16.05
4 Ply Built-Up Composition on Prestressed Tees	18.15
3 Ply Built-Up Composition on Wood Deck on Wood Joist	11.80
3 Ply Built-Up Composition on Steel Deck on Steel Bar Joist	13.05
Tar and Gravel on Wood Deck on Wood Joist (Deduct \$3.40 for roofs w/ no insulation.)	12.45

FLAT ROOFS (REFRIGERATED STRUCTURES)

	Typical
Rubber Membrane on Wood Deck on Wood Joist	\$21.50
Rubber Membrane on Steel Deck on Steel Bar Joist	22.75
Rubber Membrane on Precast Hollow Plank	25.50

HORIZONTALS (Continued)

ROOFS (P.S.F.) (Continued)

PITCHED ROOFS

	Typical
Asphalt Shingles on Wood Deck on Wood Trusses	\$9.80
Wood Shingles on Wood Deck on Wood Trusses	11.35
Wood Shakes on Wood Deck on Wood Trusses	12.15
Clay Tile on Wood Deck on Wood Trusses	17.65
Cement Tile on Wood Deck on Wood Trusses	13.05
Steel Shingles on Wood Deck on Wood Trusses	13.95
Slate on Wood Deck on Wood Trusses	17.80
*Steel (Standing Seam) on Wood Frame	10.40
Steel (Flat or Standing Seam) on Wood Deck on Wood Trusses	14.15
*Steel (Standing Seam) on Steel Frame	15.20
*Aluminum (Standing Seam) on Wood Frame	10.90
Aluminum (Flat or Standing Seam) on Wood Deck on Wood Trusses	14.65
*Aluminum (Standing Seam) on Steel Frame	15.70
*Copper on Wood Frame	19.50
Copper on Wood Deck on Wood Trusses	22.55
*Copper on Steel Frame	24.30
Corrugated Steel on Wood Deck on Wood Trusses	10.25

Deduct \$1.60 for shingle, shake, tile and slate roofs if not insulated, if marked with "*" deduct \$1.20 if not insulated.

CEILINGS (P.S.F.)

	1 Story	2 Story	3 Story	4 Story
Plaster and Lath	\$6.25	\$12.50	\$18.75	\$25.00
Drywall	3.05	6.10	9.15	12.20
Composition Block (Includes Nailing Strips)	2.60	5.20	7.80	10.40
Suspended Acoustic Block (Fiber)	3.25	6.50	9.75	13.00
Suspended Acoustic Block (Mineral)	3.25	6.50	9.75	13.00
Suspended Acoustic Dropped Edge (Tegular)	4.75	9.50	14.25	19.00
Suspended Metal Stamp	13.00	26.00	39.00	52.00

STRUCTURAL FLOOR (P.S.F.)

Wood Deck on Wood Joist	\$5.75	\$11.50	\$17.25	\$23.00
Wood Deck on Wood "I" Joist (TJI)	6.30	12.60	18.90	25.20
Wood Deck on Wood Truss	7.15	14.30	21.45	28.60
Wood Deck on Steel Bar Joist	7.00	14.00	21.00	28.00
Bar Joist, Metal Deck, Concrete Topping	10.00	20.00	30.00	40.00
4" Reinf. Conc. on Grade w/ Wd Deck on Wd Joist Uppers	4.90	10.65	16.40	22.15
4" Reinf. Conc. on Grade w/ Wd Deck on Wd "I" Joist Uppers	4.90	11.20	17.50	23.80
4" Reinf. Conc. on Grade w/ Wd Deck on Wd Truss Uppers	4.90	12.05	19.20	26.35
4" Reinf. Conc. on Grade w/ Wd Deck on Stl Bar Joist Uppers	4.90	11.90	18.90	25.90
4" Reinf. Conc. on Grade w/ Conc. on Mtl Dk on Bar Joist Uppers	4.90	14.90	24.90	34.90
4" Reinf. Conc. on Grade w/ 5" Self-Sup. Reinf. Conc. Uppers	4.90	18.90	32.90	46.90
6" Reinf. Conc. on Grade w/ Wd Deck on Wd Joist Uppers	5.95	11.70	17.45	23.20
6" Reinf. Conc. on Grade w/ Wd Deck on Wd "I" Joist Uppers	5.95	12.25	18.55	24.85
6" Reinf. Conc. on Grade w/ Wd Deck on Wd Truss Uppers	5.95	13.10	20.25	27.40
6" Reinf. Conc. on Grade w/ Wd Deck on Stl Bar Joist Uppers	5.95	12.95	19.95	26.95
6" Reinf. Conc. on Grade w/ Conc. on Mtl Dk on Bar Joist Uppers	5.95	15.95	25.95	35.95
6" Reinf. Conc. on Grade w/ 5" Self-Sup. Reinf. Conc. Uppers	5.95	19.95	33.95	47.95
5" Reinforced Concrete - Self Supporting	14.00	28.00	42.00	56.00
Metal Pan or Arch Tile	11.45	22.90	34.35	45.80
Concrete Hollow Core w/ Topping	11.50	23.00	34.50	46.00

HORIZONTALS (Continued)

FLOOR COVERINGS (P.S.F.)

	1 Story	2 Story	3 Story	4 Story
Softwood	\$7.75	\$15.50	\$23.25	\$31.00
Hardwood	11.00	22.00	33.00	44.00
Laminate	7.50	15.00	22.50	30.00
Hardener / Sealer (Exposed Concrete Floors)	1.50	3.00	4.50	6.00
Asphalt Tile & Vinyl Asbestos Tile	2.60	5.20	7.80	10.40
Vinyl Tile (Solid)	5.50	11.00	16.50	22.00
Vinyl Sheet	5.25	10.50	15.75	21.00
Terrazzo	11.00	22.00	33.00	44.00
Ceramic	13.00	26.00	39.00	52.00
Quarry Tile	13.00	26.00	39.00	52.00
Carpeting	4.00	8.00	12.00	16.00

PARTITIONS (P.S.F. FLOOR AREA) (INCLUDES INTERIOR DOORS)

Apartments	\$15.50	\$31.00	\$46.50	\$62.00
Automobile Showroom and Sales	6.55	—	—	—
Banks	15.70	29.55	43.40	57.25
Bars / Lounges w/ Apartment Uppers	4.10	19.60	35.10	50.60
Child Day Care Centers	13.00	24.40	35.80	47.20
Convenience Stores	3.75	—	—	—
Funeral Homes	7.80	23.30	38.80	54.30
Grocery Stores	2.05	4.10	6.15	8.20
Hotels	15.75	31.50	47.25	63.00
Nursing Homes	21.70	43.40	65.10	86.80
Office Buildings	13.00	24.40	35.80	47.20
Medical Office Buildings	20.75	38.95	57.15	75.35
Retail Stores w/ Apartment Uppers	3.60	19.10	34.60	50.10
Restaurants w/ Apartment Uppers	4.10	19.60	35.10	50.60
Large Retail Stores	2.05	4.10	6.15	8.20
Theaters	14.15	29.65	45.15	60.65

Partitioning is for normal use of space. If office or room layout is not normal or average, prices should be calculated on a lineal foot basis using Analyzed Unit Costs.

FRAMING (P.S.F.)

	Per Square Foot				Per Cubic Foot
STEEL	1 Story	2 Story	3 Story	4 Story	
Light	\$5.95	\$11.90	\$17.85	\$23.80	\$0.54
Average	8.85	17.70	26.55	35.40	0.80
Heavy	15.50	31.00	46.50	62.00	1.41
REINFORCED CONCRETE					
Light	\$6.70	\$13.40	\$20.10	\$26.80	\$0.61
Average	10.00	20.00	30.00	40.00	0.91
Heavy	17.50	35.00	52.50	70.00	1.59
TIMBER					
Light	\$2.45	\$4.90	\$7.35	\$9.80	\$0.22
Average	3.65	7.30	10.95	14.60	0.33
Heavy	6.40	12.80	19.20	25.60	0.58
LOAD BEARING WALLS					
Light	\$2.00	\$4.00	\$6.00	\$8.00	\$0.18
Average	3.00	6.00	9.00	12.00	0.27
Heavy	5.25	10.50	15.75	21.00	0.48

Above costs are based in 14' high first floors and 10' high upper floors. Framing costs include spread (column) footings under interior columns (but not perimeter columns).

If building has a basement, add one story.

Industrial buildings with cranes or heavy floor loads should be calculated from the Analyzed Unit Cost section.

HORIZONTALS (Continued)

NORMAL HEATING & AIR CONDITIONING (HVAC)

BY SOURCE P.S.F.	1 Story	2 Story	3 Story	4 Story
Central Air Conditioning	\$8.00	\$16.00	\$24.00	\$32.00
Electric Heating	4.00	8.00	12.00	16.00
Floor / Wall Furnaces	2.40	4.80	7.20	9.60
Forced Air	5.00	10.00	15.00	20.00
Forced Air & Central Air Conditioning	13.00	26.00	39.00	52.00
Geo-Thermal / Closed Loop System	12.50	25.00	37.50	50.00
Geo-Thermal / Horizontal Loop System	13.75	27.50	41.25	55.00
Geo-Thermal / Vertical Loop System	15.00	30.00	45.00	60.00
Geo-Thermal / Well System	11.20	22.40	33.60	44.80
Heat Pump (Air to Air)	7.50	15.00	22.50	30.00
Hot Water	7.25	14.50	21.75	29.00
Hot Water in Floor	4.00	8.00	12.00	16.00
Hot Water in Floor (Multiple Zones)	7.25	14.50	21.75	29.00
Hot Water Radiant	7.50	15.00	22.50	30.00
Industrial Space Heaters	2.75	5.50	8.25	11.00
Make-Up Air Units (Heat)	2.75	5.50	8.25	11.00
Make-Up Air Units (Heat & Air Conditioning)	6.50	13.00	19.50	26.00
Make-Up Air Units (Heat w/ Multiple Zones)	5.50	11.00	16.50	22.00
Make-Up Air Units (Heat & A.C. w/ Multiple Zones)	13.00	26.00	39.00	52.00
Radiant Heating (Vacuum Gas)	3.00	6.00	9.00	12.00
Steam (1 Pipe)	5.75	11.50	17.25	23.00
Steam (2 Pipe)	6.75	13.50	20.25	27.00
Suspended Unit Heaters	2.50	5.00	7.50	10.00

BY OCCUPANCY P.S.F.	1 Story	2 Story	3 Story	4 Story
Apartments	\$7.75	\$15.50	\$23.25	\$31.00
Apartments (Assisted Living)	10.00	20.00	30.00	40.00
Apartments (High Rise)	10.00	20.00	30.00	40.00
Automobile Showroom & Sales	11.00	22.00	33.00	44.00
Bank (w/ Offices Over)	16.00	29.00	42.00	55.00
Bars / Lounges (w/ Apartments Over)	22.00	29.75	37.50	45.25
Bowling Alley	13.25	26.50	39.75	53.00
Child Day Care	12.75	25.50	38.25	51.00
Funeral Homes	9.50	19.00	28.50	38.00
Hotels	11.50	23.00	34.50	46.00
Hotel Commons	13.25	26.50	39.75	53.00
Laundromats (w/ Apartments Over)	11.00	18.75	26.50	34.25
Nursing Homes	15.00	30.00	45.00	60.00
Office Buildings (General)	13.00	26.00	39.00	52.00
Office Buildings (Medical & Dental)	16.75	33.50	50.25	67.00
Restaurants / Café (w/ Apartments Over)	19.25	27.00	34.75	42.50
Shopping Centers (Anchor Stores)	11.00	22.00	33.00	44.00
Shopping Centers (Neighborhood)	13.00	26.00	39.00	52.00
Shopping Centers (Regional)	11.00	22.00	33.00	44.00
Store (Convenience)	13.25	—	—	—
Store (Grocery)	11.50	23.00	34.50	46.00
Stores (Large Retail)	11.25	22.50	33.75	45.00
Stores (Small Retail) (w/ Apartments Over)	13.00	20.75	28.50	36.25
Stores (Small Retail) (w/ Offices Over)	13.00	26.00	39.00	52.00
Theaters (Cinemas)	14.25	28.50	42.75	57.00

HORIZONTALS (Continued)

ELECTRICAL (P.S.F.)

Occupancy	1 Story	2 Story	3 Story	4 Story	Each Additional Story
Apartments	\$6.75	\$13.50	\$20.25	\$27.00	\$6.75
Apartments (Assisted Living)	10.25	20.50	30.75	41.00	10.25
Apartments (High Rise)	9.75	19.50	29.25	39.00	9.75
Auto Repair	10.00	20.00	30.00	40.00	10.00
Auto Service	8.50	17.00	25.50	34.00	8.50
Auto Showroom	10.25	20.50	30.75	41.00	10.25
Bank (w/ Offices Over)	16.50	29.00	41.50	54.00	12.50
Bars / Lounges (w/ Apartments Over)	12.50	19.25	26.00	32.75	6.75
Bowling Alley	9.75	19.50	29.25	39.00	9.75
Child Day Care	13.00	26.00	39.00	52.00	13.00
Convenience Store	11.25	—	—	—	—
Funeral Homes	9.75	19.50	29.25	39.00	9.75
Grocery Store	10.25	20.50	30.75	41.00	10.25
Hotels	8.75	17.50	26.25	35.00	8.75
Hotel Commons	12.25	24.50	36.75	49.00	12.25
Industrial (Heavy)	13.00	26.00	39.00	52.00	13.00
Industrial (Light)	6.25	12.50	18.75	25.00	6.25
Laundromats (w/ Apartments Over)	10.25	17.00	23.75	30.50	6.75
Nursing Homes	16.75	33.50	50.25	67.00	16.75
Office Buildings (General)	12.50	25.00	37.50	50.00	12.50
Office Buildings (Medical & Dental)	14.25	28.50	42.75	57.00	14.25
Parking Garages	3.25	6.50	9.75	13.00	3.25
Restaurants / Café (w/ Apartments Over)	13.00	19.75	26.50	33.25	6.75
Restaurant (Fast Food)	19.50	—	—	—	—
Retail Stores (Large)	13.00	26.00	39.00	52.00	13.00
Retail Stores (Small) (w/ Apartments Over)	9.00	15.75	22.50	29.25	6.75
Retail Stores (Small) (w/ Offices Over)	9.00	21.50	34.00	46.50	12.50
Service Station w/ Bays	10.00	—	—	—	—
Shopping Centers (Anchor Stores)	13.00	26.00	39.00	52.00	13.00
Shopping Centers (Neighborhood)	9.00	18.00	27.00	36.00	9.00
Shopping Centers (Regional)	13.00	26.00	39.00	52.00	13.00
Theaters	13.00	26.00	39.00	52.00	13.00
Warehouse (Distribution)	5.75	11.50	17.25	23.00	5.75
Warehouse (Lighting Only)	1.75	3.50	5.25	7.00	1.75
Warehouse (Storage)	3.00	6.00	9.00	12.00	3.00
Warehouse (Transit)	6.50	13.00	19.50	26.00	6.50

SPRINKLER SYSTEMS (P.S.F.)

	1 Story	2 Story	3 Story	4 Story
Concealed Wet	\$3.00	\$6.00	\$9.00	\$12.00
Exposed Wet	2.75	5.50	8.25	11.00
Exposed Dry	3.50	7.00	10.50	14.00
Chemical (Non Water)	17.50	35.00	52.50	70.00

Square foot costs are based on a 100,000 S.F. building (chemical systems are based on 3,000 S.F.) with one head per 110 S.F. of sprinkler area.

MAIN AREA ADJUSTMENTS

STAIRS (PER STAIRWELL)

	1 Story	2 Story	3 Story	4 Story
Wood – Softwood	—	\$2,760	\$4,680	\$6,600
Wood – Hardwood	—	5,060	8,580	12,100
Steel – w/ Steel Grate Tread	—	7,130	12,090	17,050
Steel – Checkered Plate Tread	—	7,820	13,260	18,700
Reinforced Concrete	—	5,980	10,140	14,300
Reinforced Concrete w/ Steel Tread	—	6,900	11,700	16,500
Steel w/ Concrete Treads	—	6,900	11,700	16,500
If Enclosed Stairwell Add	—	8,680	14,375	20,070
Basement Stairs (Low Quality Unfinished)	\$1,265	—	—	—

PLUMBING

Commercial buildings will average \$1,450.00 per fixture, including all rough plumbing (use only if 20 fixtures or more).

Rough plumbing in Special Purpose and Industrial Buildings must be calculated separately.

See Analyzed Unit Cost for specific fixture prices.

TILING

	Ceramic Tile (Average Size)	Quarry Tile (Average Size)	Marble/Granite (Average Size)	Natural Stone (Average Size)
Toilet Room Floor (Residential)	\$325	\$375	\$550	\$400
Toilet Room Wainscot (Residential)	750	890	1,300	950
Toilet Room Walls (Residential)	1,725	2,050	3,000	2,175
Toilet Room Floor (Commercial)	1,375	1,625	2,375	1,725
Toilet Room Wainscot (Commercial)	1,750	2,050	3,000	2,175
Toilet Room Walls (Commercial)	3,975	4,675	6,875	5,000
Bathroom Floor	775	900	1,325	950
Bathroom Wainscot	1,475	1,750	2,550	1,850
Bathroom Walls	2,950	3,475	5,100	3,700

MULTI-STORY CONSTRUCTION

Costs from all sections of this manual (except high rise buildings from the pre-computed section) are for structures up to four stories in height. To allow for the additional cost of multi-story constructions, add ½% to 1½% for each additional story above four stories.

YARD ITEMS

	Per S.F.			Per Parking Space*		
	Price Range		Typical	Price Range		Typical
Asphalt Paving	\$2.00	- \$3.50	\$2.75	\$600.00	- \$1,050.00	\$825.00
Asphalt Paving w/ Curbs	2.60	- 4.60	3.60	780.00	- 1,380.00	1,080.00
Concrete Paving	3.00	- 5.00	4.00	900.00	- 1,500.00	1,200.00
Concrete Paving w/ Curbs	3.60	- 6.10	4.85	1,080.00	- 1,830.00	1,455.00
Add For Yard Lighting	0.40	- 1.10	0.75	120.00	- 330.00	225.00

*Based on one parking space per 300 S.F.

COMMERCIAL DEPRECIATION GUIDE

It must first be emphasized that most commercial buildings are depreciated by observation. Good judgment must be used not only in observing the present condition but also the use of the premises and quality of original construction must be considered.

It must be remembered there are many buildings in use today which are over 100 years old and there are also many buildings which have lost their usefulness after 40 years.

The following describes and explains the “normal” depreciation guides found on pages 5-16 and 5-17.

Chart 1 - This chart utilizes 1% of depreciation for each year of age. It is best suited for structures with a long economic life or structures which include periodic updates as a part of normal maintenance. Examples of structures that should utilize this chart are auditoriums, banks, churches, libraries, hospitals, nursing homes, offices & schools.

Chart 2 - This chart utilizes 1 ½% of depreciation for each year of age and is best suited for most commercial properties. Examples of structures that should utilize this chart are apartment buildings, automobile service and sales, clubhouses, Computer data centers, day care centers, funeral homes, grocery stores, hotels, laundromats, lounges, manufacturing buildings, retail stores, restaurants, shopping centers and warehouses.

Chart 3 - This chart utilized 2% of depreciation per year and best suited for pre-engineered metal buildings. Other structures which are suited well for this chart are bowling alleys, feed mills, grain elevators, grain storage bins, mini-storage buildings, parking structures, skating rinks and theaters.

Chart 4 - This chart utilized 2 ½% of depreciation per year and is best suited for structures with light framing, such as hoop structures and lumber storage sheds.

Chart 5 - This chart utilized 3% of depreciation per year and is best suited for structures which contain components of short life or realize heavy wear and tear such as car washes, greenhouses, service stations, solar and wind turbines.

Chart 6 - This chart utilizes 4% of depreciation per year and is best suited for structures which may realize a short life due to chemical use such as fertilizer buildings.

Chart 7 - This chart utilizes 1 ½% of depreciation per year, with a maximum of 40%. It is well suited for structures with maintenance mandates or properties that may include non-depreciating components, such as billboards, fast food restaurants, golf courses, manufactured home parks and towers.

The following depreciation charts assume average quality construction. Buildings of below average construction may exceed the recommended depreciation and buildings of excellent quality may realize less depreciation. Also, different locations may realize different rates of depreciation due to supply and demand, economic conditions and availability.

Each assessor/appraiser is encouraged to analyze his/her local market and edit the depreciation guides as necessary.

The following depreciation charts are for structures in normal condition only. However, many structures exhibit better than normal condition due to remodeling or better than normal maintenance; conversely, some structures exhibit worse than normal condition due to lack of maintenance or damage. To allow for these fluctuations in building conditions each structure should be given a condition rating and the “normal” depreciation should be adjusted as follows.

<u>Condition</u>	<u>Adjustment to “Normal” Depreciation</u>
Excellent	-30%
Very Good	-20%
Good	-10%
Above Normal	-5%
Normal	0%
Below Normal	+5%
Fair	+10%
Poor	+15%
Very Poor	+20%

It should be noted that if a structure is being used for its intended purpose or something equivalent the appraiser/assessor should look very carefully before exceeding 65% depreciation, most structures which are in use must be maintained at least to the degree of having a 35% physical residual value.

“NORMAL” DEPRECIATION GUIDES

Year	Effective Age	Chart 1	Chart 2	Chart 3	Chart 4	Chart 5	Chart 6	Chart 7
INITIAL	1	1	2	2	3	3	4	2
	2	2	3	4	5	6	8	3
	3	3	5	6	8	9	12	5
	4	4	6	8	10	12	16	6
	5	5	8	10	13	15	20	8
	6	6	9	12	15	18	24	9
	7	7	11	14	18	21	28	11
	8	8	12	16	20	24	32	12
	9	9	14	18	23	27	36	14
	10	10	15	20	25	30	40	15
	11	11	17	22	28	33	44	17
	12	12	18	24	30	36	48	18
	13	13	20	26	33	39	52	20
	14	14	21	28	35	42	56	21
	15	15	23	30	38	45	60	23
	16	16	24	32	40	48	64	24
	17	17	26	34	43	51	65	26
	18	18	27	36	45	54	65	27
	19	19	29	38	48	57	65	29
	20	20	30	40	50	60	65	30
	21	21	32	42	53	63	65	32
	22	22	33	44	55	65	65	33
	23	23	35	46	58	65	65	35
	24	24	36	48	60	65	65	36
	25	25	38	50	63	65	65	38
	26	26	39	52	65	65	65	39
	27	27	41	54	65	65	65	40
	28	28	42	56	65	65	65	40
	29	29	44	58	65	65	65	40
	30	30	45	60	65	65	65	40
	31	31	47	62	65	65	65	40
	32	32	48	64	65	65	65	40
	33	33	50	65	65	65	65	40
	34	34	51	65	65	65	65	40
	35	35	53	65	65	65	65	40
	36	36	54	65	65	65	65	40
	37	37	56	65	65	65	65	40
	38	38	57	65	65	65	65	40
	39	39	59	65	65	65	65	40
	40	40	60	65	65	65	65	40
	41	41	62	65	65	65	65	40
	42	42	63	65	65	65	65	40
	43	43	65	65	65	65	65	40
	44	44	65	65	65	65	65	40
	45	45	65	65	65	65	65	40
	46	46	65	65	65	65	65	40
	47	47	65	65	65	65	65	40
	48	48	65	65	65	65	65	40
	49	49	65	65	65	65	65	40
	50	50	65	65	65	65	65	40

“NORMAL” DEPRECIATION GUIDES (Continued)

Year	Effective Age	Chart 1	Chart 2	Chart 3	Chart 4	Chart 5	Chart 6	Chart 7
INITIAL	51	51	65	65	65	65	65	40
	52	52	65	65	65	65	65	40
	53	53	65	65	65	65	65	40
	54	54	65	65	65	65	65	40
	55	55	65	65	65	65	65	40
	56	56	65	65	65	65	65	40
	57	57	65	65	65	65	65	40
	58	58	65	65	65	65	65	40
	59	59	65	65	65	65	65	40
	60	60	65	65	65	65	65	40
	61	61	65	65	65	65	65	40
	62	62	65	65	65	65	65	40
	63	63	65	65	65	65	65	40
	64	64	65	65	65	65	65	40
	65	65	65	65	65	65	65	40
	66	65	65	65	65	65	65	40
	67	65	65	65	65	65	65	40
	68	65	65	65	65	65	65	40
	69	65	65	65	65	65	65	40
	70	65	65	65	65	65	65	40
	71	65	65	65	65	65	65	40
	72	65	65	65	65	65	65	40
	73	65	65	65	65	65	65	40
	74	65	65	65	65	65	65	40
	75	65	65	65	65	65	65	40
	76	65	65	65	65	65	65	40
	77	65	65	65	65	65	65	40
	78	65	65	65	65	65	65	40
	79	65	65	65	65	65	65	40
	80	65	65	65	65	65	65	40
	81	65	65	65	65	65	65	40
	82	65	65	65	65	65	65	40
	83	65	65	65	65	65	65	40
	84	65	65	65	65	65	65	40
	85	65	65	65	65	65	65	40
	86	65	65	65	65	65	65	40
	87	65	65	65	65	65	65	40
	88	65	65	65	65	65	65	40
	89	65	65	65	65	65	65	40
	90	65	65	65	65	65	65	40
	91	65	65	65	65	65	65	40
	92	65	65	65	65	65	65	40
	93	65	65	65	65	65	65	40
	94	65	65	65	65	65	65	40
	95	65	65	65	65	65	65	40
	96	65	65	65	65	65	65	40
	97	65	65	65	65	65	65	40
	98	65	65	65	65	65	65	40
	99	65	65	65	65	65	65	40
	100	65	65	65	65	65	65	40

YARD ITEM DEPRECIATION GUIDE

The following chart indicates a recommended depreciation per year for numerous yard items.

It assumes the particular item is in normal condition. However, many items may exhibit better than normal condition due to remodeling or better than normal maintenance; conversely, some items may exhibit worse than normal condition due to lack of maintenance or damage. To allow for these fluctuations in condition each item should be given a condition rating and the "normal" depreciation should be adjusted as follows.

<u>Condition</u>	<u>Adjustment to "Normal" Depreciation</u>
Excellent	-30%
Very Good	-20%
Good	-10%
Above Normal	-5%
Normal	0%
Below Normal	+5%
Fair	+10%
Poor	+15%
Very Poor	+20%

<u>Item Description</u>	<u>Annual Depreciation</u>	<u>Maximum Depreciation (if normal)</u>
Asphalt Paving	3%	65%
Bank – Pneumatics - Remote	5%	65%
Bleachers / Grandstands	2%	65%
Boat Docks	3%	65%
Canopy	2%	65%
Canopy – Lighted - Concrete	2%	65%
Canopy – Lighted - Steel	2%	65%
Canopy – Lighted - Wood	2%	65%
Concrete Paving	2%	65%
Cooler & Freezer	3%	65%
Craneway	2%	65%
Dock – Concrete & Truck Well	2%	65%
Electric Vehicle (EV) Charging Stations	2%	65%
Fencing – Chain Link	4%	65%
Fencing – Wood, Block or Metal	4%	65%
Grain Dryers	7%	70%
Legs, Conveyors & Augers	4%	70%
Picnic Shelters	2%	65%
Race / Running Tracks	3%	65%
Railroad Siding	2%	65%
Scale	2%	65%
Sewage Treatment Plants	3%	65%
Shed – Frame or Block	3%	65%
Shed – Metal	4%	65%
Signs	8%	65%
Sign Poles & Light – Steel	3%	65%
Sign Poles & Light – Wood	5%	65%
Steel Bulk Feed Tanks	3%	65%
Swimming Pool	5%	65%
Tank – Fiberglass (Fertilizer & Chemical Storage)	4%	65%
Tank – Large Oil / Water Storage	2%	65%
Tank – Pressure	3%	65%
Tank – Stainless Steel (Non Chemical Storage)	3%	65%
Tank – Stainless Steel (Chemical Storage)	5%	65%
Tank – Steel (Fertilizer & Chemical Storage)	5%	65%
Tank – Steel (Non Chemical Storage)	3%	65%
Tank – Underground	3%	65%
Trash Enclosures	2%	65%
Yard Lighting	2%	65%

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PRE-COMPUTED COMMERCIAL SCHEDULE

PRE-COMPUTED COMMERCIAL SCHEDULE – TABLE OF CONTENTS

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PRE-COMPUTED SCHEDULE PREFACE

These schedules are not meant to replace or supersede the analyzed unit cost section nor the commercial short form.

In computing these schedules it is necessary to assume certain norms in finish, partitions, utilities, etc. in each type of construction, however, the specifications have deliberately eluded a commitment of specifics and deals mostly in generalities. The purpose being to discourage the assessor/appraiser from making numerous additions and deductions of minor items. If a building has one or two more or less plumbing fixtures than normal, it is going to make very little difference in the replacement cost, however, if there appears to be an accumulation of "extras", the assessor/appraiser should consider adjusting the grade accordingly.

To save the assessor/appraiser the tedious task of referring to the analyzed unit cost section when using the pre-computed schedule an attempt has been made to furnish all normal adjustments for each type of property on the same page or in close proximity.

The pre-computed schedule refers to two construction items. (1) Exterior walls. (2) Framing. Example "C. Blk. or Tile Steel" refers to a concrete block or tile building with steel structural framing. Therefore, the assessor/appraiser must determine the type of exterior walls and the type of framing. Following the Exterior Walls and Framing lines to the right until the proper "square feet of area" column is reached will produce the square foot rate. If there are upper floors involved, the square foot rate for each additional floor is found immediately under the main floor rate. Basement adjustments are found at the end of each table.

Items found under "main area adjustments" are identified with a (+) or (-). The plus symbol denotes the item is not in the base price above and, if present, should be added for. The minus symbol denotes the item is included in the base price and if not present should be subtracted for.

The base prices found in the pre-computed cost table assume typical or average cost. Specific items which can influence cost, such as quality of construction, floor thickness, fire rated finishes, etc. are to be considered as grade adjustments. The grade adjustment schedules, found in the grading section, are to be used to adjust the base cost. Each grade is accompanied with a grade multiplier which should be multiplied by the base cost, adjustments, and building extras to arrive at the structure's actual replacement cost per square foot. The replacement cost per square foot should then be multiplied by the square foot rate to determine the structure's actual replacement cost.

Care should be exercised in determining the proper grade. Whenever actual cost can be ascertained the assessor/appraiser should check the accuracy of his/her grade. Periodic testing should also be done to assure that the proper grade adjustment level is being utilized.



3 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



3 + 10 GRADE
EIFS – WOOD FRAME



3 + 5 GRADE
BRICK – REINFORCED CONCRETE FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY SMALL RETAIL STORE BUILDING

These small store buildings are referred to as the median in both quality and design. They are the typical strip commercial or downtown store.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. First floor - floor covering is asphalt tile or equivalent. Uppers is carpet & vinyl sheet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions of drywall separating sales area, restrooms, and office area.

Heating & Air Conditioning: Adequate forced hot air heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, forced air heat and air conditioning. Apply open finished upper adjustment if upper is used as retail sales area or equivalent.

SMALL RETAIL STORE BUILDINGS



1 GRADE
EIFS – STEEL FRAME



2 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



3 GRADE
BRICK VENEER – STEEL FRAME



4 – 5 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
SOLID BRICK – WOOD FRAME



5 – 10 GRADE
WOOD FRAME

Deed:
Contract:
CID#:
DBA: **SAMPLE RETAIL STORE**
MLS:

Map Area: **Sample**
Route: **000-000-000**
Tax Dist: **SAMPLE**
Plat Page:
Subdiv: **[NONE]**

Checks/Tags:
Lister/Date: **IDR, 01/01/2020**
Review/Date: **IDR, 01/01/2020**
Entry Status:

Urban / Residential
Legal: None

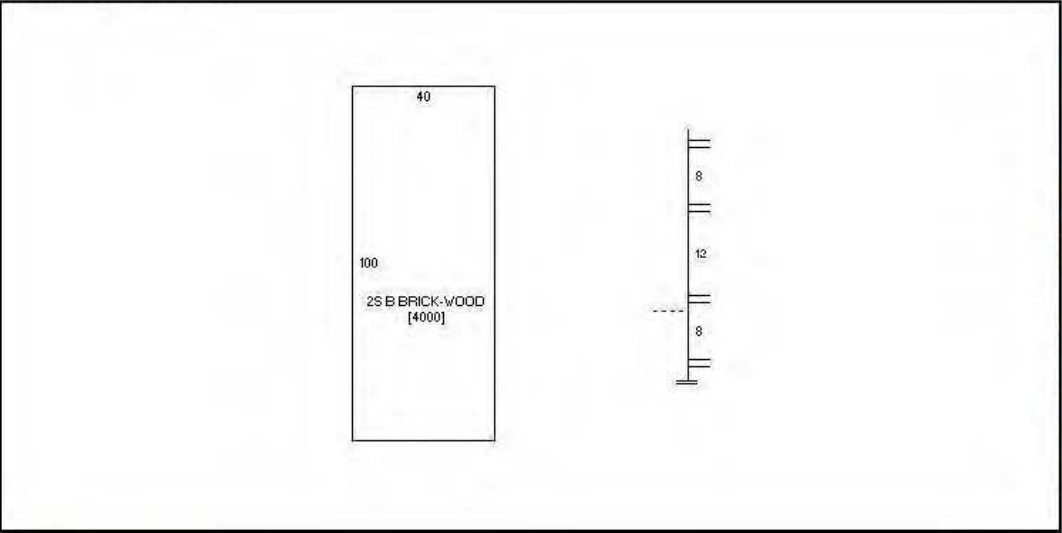
Land																	
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	Land Total (2nd Parcel \$/sq)
FF Main	40.00	40.00	140.00	140.00	0.00			1.00	40.00	C-1.50	\$250.00						
Sub Total						5,600.00	0.129					\$10,000	0%	0%	0%	\$0	\$10,000
Grand Total						5,600.00	0.129					\$10,000					\$10,000

Street				Utilities				Zoning				Land Use				
FF Main	None			None				Not Applicable				Not Applicable				

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized	
									Land	\$10,000	\$0	\$0	
									LandC		\$0	\$0	
									Dwlg	\$89,700	\$0	\$0	
									Impr		\$0	\$0	
									Total	\$99,700	\$0	\$0	

Precomputed Structure				Verticals						Plumbing		
Occ. Code	201			Ftr & Fdn	Brick or Stone w/ Bsmt	8"				Toilet Room	2	
Occ. Descr	Store - Retail Small			Exterior wall	Solid Brick - 12"	0				3-Fixture Bathroom	4	
Price Code	201			Interior wall	Plaster Direct	0				Sink-Kitchen	4	
Price Descr	Store - Retail Small			Pilasters								
Year Built	1890			Wall facing								
EFF Age/Yr	129/ 1890			Windows	Wood/Vinyl Casement	2						
Door Table	2			Fron/Doors	Low Cost Front							
Condition	BL NML			Horizontals						Adjustments		
Grade Mult	0.720			Basement	Incl. w / Base					A/C - no upper	4,000	AVG
Phy-Depr	70			Roof	4-Ply Comp/ Wood Deck							
Description	2S B BRICK-WOOD			Ceiling	Plaster and Lath	1						
Style	Solid Brick - Wood			Struct. Floor	Wd Deck on Wood Joist	2						
Stories	2			Floor Cover	Carpet	1	Vinyl Sheet	1				
Grade	5-10			Partitions	Plaster and Lath	1						
Base	4,000			Framing	Wood - Average	2						
Basement	4,000			HVAC	Combination FHA - AC	1	Forced Hot Air	1				
1st Flr Plumb	Yes			Lighting	Incandescent	1						
1st Flr Inset Adj	0			Sprinkler								
GBA	8,000			Obsolescence								
				Basement	Location	Upper Floor						
				Functional	25%	Economic	40%	Other				

Bldg / Admn	Description (RCN \$664,416)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest \$100)	Map	Appraised Value (Rnd nearest \$10)
Bldg	O 201—Store - Retail Small												
Pre	P 201—Store - Retail Small	4,000	\$120.30	\$481,200									
	Basement Adjustment	4,000	\$19.50	\$78,000									
	Uppers Adjustment	4,000	\$95.90	\$383,600									
V	Ftr & Fdn												
	Brick or Stone w/ Bsmt - 8"												
V	Exterior Wall												
	Solid Brick - 12" - 0												
V	Interior Wall												
	Plaster Direct - 0												
V	Windows												
	Wood/Vinyl Casement - 2	2											
V	Fronts/Doors												
	Low Cost Front												
H	Basement												
	Incl. w / Base	4,000											
H	Roof												
	4-Ply Compot/ Wood Deck	4,000											
H	Ceiling												
	Plaster and Lath - 1	4,000											
H	Struct. Floor												
	Wd Deck on Wood Joist - 2	2											
H	Floor Cover												
	Carpet - 1	1											
	Vinyl Sheet - 1	1											
H	Partitions												
	Plaster and Lath - 1	4,000											
H	Framing												
	Wood - Average - 2	4,000											
H	HVAC												
	Combination FHA - AC - 1	4,000											
	Forced Hot Air - 1	1											
H	Lighting												
	Incandescent - 1	4,000											
Pmb	Toilet Room - Base	2											
Pmb	3-Fixture Bathroom - Base	4											
Pmb	Sink-Kitchen - Base	4											
	Plumbing Sub Total			\$0									
Adj	A/C - no upper - AVG	4,000	(\$5.00)	(\$20,000)									
	Adjustments Sub Total			(\$20,000)									
	Building Sub Total			\$922,800	0.720	1890	70	25	40	0	\$89,696	1.000	\$89,700
	Commercial Building TOTAL Value												\$89,700



Count	Notes
1	<p><u>EXTERIOR:</u> SOLID BRICK WALLS</p> <p><u>BASEMENT:</u> MOISTURE IN BASMENT. NOT USED</p> <p><u>INTERIOR:</u> FIRST FLOOR: TRUSTWORTHY HARDWARE. SECOND FLOOR: THREE - 2 BEDROOM APARTMENT, ONE - 1 BEDROOM APARTMENT</p>

SMALL RETAIL STORE BUILDINGS

		Square Feet of Area											Add for Bsmt
Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500 to 10,000	
Frame	Wood	\$150.70	\$119.30	\$112.80	\$108.80	\$103.60	\$97.20	\$92.80	\$87.50	\$84.20	\$82.10	\$79.90	\$19.50
Uppers		114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	
C Block or Tile	Wood	162.60	128.50	121.50	117.20	111.50	103.80	98.60	92.10	88.20	85.60	83.00	19.50
Uppers		119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	
C Block or Tile	Steel	169.00	135.00	127.90	123.60	118.00	110.20	105.00	98.50	94.70	92.10	89.50	29.25
Uppers		137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	
Brick Veneer	Wood	179.00	141.30	133.50	128.80	122.50	112.90	106.50	98.50	93.70	90.50	87.30	19.50
Uppers		133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	
Brick Veneer	Steel	197.10	156.80	148.40	143.40	136.70	125.80	118.50	109.50	104.00	100.40	96.70	29.25
Uppers		153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	
Brick on Block	Wood	202.60	159.60	150.60	145.30	138.20	126.00	117.80	107.60	101.50	97.50	93.40	19.50
Uppers		142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	
Brick on Block	Steel	209.00	166.10	157.10	151.80	144.60	132.40	124.30	114.10	108.00	103.90	99.80	29.25
Uppers		160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	
Brick on Block	R' Conc.	212.90	170.00	161.00	155.70	148.50	136.30	128.20	118.00	111.90	107.80	103.70	34.25
Uppers		163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	
Solid Brick	Wood	235.20	185.00	174.40	168.30	159.90	144.10	133.50	120.30	112.40	107.10	101.80	19.50
Uppers		163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	
Solid Brick	Steel	241.60	191.50	180.90	174.80	166.40	150.60	140.00	126.80	118.90	113.60	108.30	29.25
Uppers		181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	
Solid Brick	R' Conc.	245.50	195.40	184.80	178.70	170.30	154.50	143.90	130.70	122.80	117.50	112.20	34.25
Uppers		184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	
Conc. Tilt-Up	Steel	199.70	158.90	150.30	145.20	138.40	127.30	119.80	110.50	104.90	101.20	97.40	29.25
Uppers		157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	
Conc. Tilt-Up	R' Conc.	203.60	162.80	154.20	149.10	142.30	131.20	123.70	114.40	108.80	105.10	101.30	34.25
Uppers		160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	
Dec. C Block	Wood	166.20	131.40	124.10	119.70	113.90	105.80	100.30	93.50	89.40	86.70	84.00	19.50
Uppers		121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	
Dec. C Block	Steel	172.60	137.80	130.60	126.20	120.40	112.20	106.80	99.90	95.90	93.10	90.40	29.25
Uppers		139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	
EIFS	Wood	173.50	137.10	129.50	124.90	118.80	109.90	103.90	96.40	91.90	88.90	85.90	19.50
Uppers		126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	
EIFS	Steel	181.00	144.30	136.60	132.10	125.90	116.80	110.80	103.20	98.60	95.60	92.60	29.25
Uppers		144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	

Note: Many retail store buildings such as pharmacy structures exhibit superior materials and workmanship. The assessor / appraiser should reflect this in the building classification / grade.

MAIN AREA ADJUSTMENTS

		500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500 to 10,000
No Plumbing	(P.S.F.) (-)	\$21.45	\$10.73	\$8.60	\$7.15	\$5.40	\$4.25	\$3.55	\$2.70	\$2.10	\$1.80	\$1.40
No Heat	(-) P.S.F.											\$5.00
No Air Conditioning	(-) P.S.F.											8.00
No Upper Air Conditioning	(-) P.S.F.											5.00
Geo-Thermal Heat Source	(+) P.S.F.											2.00
Sprinkler System	(+) P.S.F.											3.00
Open Finished Upper	(-) P.S.F.											31.50
Open Unfinished Upper	(-) P.S.F.											48.50
Basement Finish	(+) P.S.F.									\$30.00	-	44.00
Finished Mezzanine	(+) P.S.F.									41.50	-	61.50
Storage Mezzanine	(+) P.S.F.									23.00	-	34.00
No Ceiling Finish	(-) P.S.F.											2.50

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.									\$16.00	-	\$23.00
Loading Docks	(+) P.S.F.									16.00	-	25.00
Paving & Yard Lighting												

See "Commercial and Industrial Schedule Short Form" — Page 5 – 4



3 GRADE
BRICK ON BLOCK – STEEL FRAME



3 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
METAL – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY LARGE RETAIL OR DISCOUNT CHAIN STORE BUILDING

This large store building is referred to as the median in both quality and design. It generally houses a nationally or regionally known chain. It is designed for relatively large quantity traffic and is usually departmentalized without the use of partitioning in the sales areas.

Foundation: Reinforced concrete.

Basement: No basement is base. Use schedule adjustments if structure has basement.

Exterior Walls: Use proper schedule, 18' high first floor and 18' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof decking varies with type of structure.)

Floors: Reinforced concrete floor with asphalt tile, vinyl asbestos tile, or equivalent in sales area.

Interior Finish: Part drywall or sheetrock and part unfinished. Ceilings are suspended acoustic with T-bars. May be dropped in some areas. Minimal amount of drywall partitions. Assumes 10% of building is unfinished storage area.

Heating & Air Conditioning: Rooftop package units or forced hot air. Air conditioning throughout.

Plumbing: Adequate porcelain or enamel fixtures.

Wiring: Adequate conduit wiring with commercial quality fluorescent fixtures in sales area.

Structural: Use proper schedule.

Store Fronts: Typically large expanse of plate glass in aluminum frames. Remainder of front is average quality brick or stone.



3 GRADE
BRICK ON BLOCK – STEEL FRAME



3 GRADE
CONCRETE TILT-UP – STEEL FRAME

LARGE RETAIL STORE BUILDINGS

		Square Feet of Area									Add for Bsmt
Exterior Walls	Framing	10,000	15,000	20,000	30,000	40,000	50,000	75,000	100,000	150,000 or Larger	
Conc. Block or Tile	Steel	\$84.10	\$79.90	\$78.20	\$75.60	\$74.20	\$73.30	\$72.20	\$71.00	\$70.10	\$29.25
Uppers		62.60	60.70	60.20	58.70	57.90	57.30	56.40	56.10	55.40	
Conc. Tilt-Up	Steel	92.60	87.00	84.30	80.60	78.50	77.20	75.40	73.70	72.30	29.25
Uppers		70.50	67.30	65.90	63.40	61.80	60.80	59.30	58.60	57.50	
Conc. Tilt-Up	R' Conc.	96.50	90.90	88.20	84.50	82.40	81.10	79.30	77.60	76.20	34.25
Uppers		75.50	72.40	70.90	68.50	67.00	66.00	64.40	63.70	62.60	
Brick on Block	Steel	93.10	87.70	84.70	81.00	78.90	77.50	75.50	73.90	72.50	29.25
Uppers		71.80	68.40	66.80	64.10	62.50	61.40	59.80	59.00	57.80	
Brick on Block	R' Conc.	97.00	91.60	88.60	84.90	82.80	81.40	79.40	77.80	76.40	34.25
Uppers		76.80	73.50	71.80	69.20	67.60	66.50	64.90	64.10	63.00	
EIFS	Steel	88.20	83.70	81.20	78.20	76.40	75.30	73.70	72.40	71.20	29.25
Uppers		68.40	65.60	64.40	62.10	60.80	59.90	58.50	57.90	56.90	
Dec. Conc. Block	Steel	83.10	79.30	77.60	75.20	73.80	72.90	71.80	70.70	69.80	29.25
Uppers		63.50	61.50	60.90	59.30	58.30	57.70	56.80	56.40	55.70	
Metal	Steel	75.90	71.60	69.80	67.10	65.70	64.80	63.60	62.40	61.50	29.25
Uppers		55.70	53.60	52.80	51.10	50.00	49.30	48.30	47.90	47.10	

Note: Many franchise retail store buildings such as pharmacy structures exhibit superior materials and workmanship. The appraiser/assessor should reflect this in the building classification/grade.

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.	\$5.70
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Basement Finish	(+)	P.S.F.	\$30.00 - 44.00
Office Mezzanine	(+)	P.S.F.	41.50 - 61.50
Storage Mezzanine	(+)	P.S.F.	23.00 - 34.00
Sprinkler System	(+)	P.S.F.	2.75
No Ceiling Finish	(-)	P.S.F.	2.25
No Floor Covering (Polished Conc.)	(-)	P.S.F.	0.35
Elevators			See "Analyzed Unit Cost" — Page 4 – 27
Moving Stairs			See "Analyzed Unit Cost" — Page 4 – 28

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Loading Docks	(+)	P.S.F.	16.00 - 25.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



2 GRADE
BRICK VENEER – STEEL FRAME



4 GRADE
BRICK ON BLOCK – WOOD FRAME



4 - 5 GRADE
CONCRETE BLOCK – WOOD FRAME



5 GRADE
SOLID BRICK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY RESTAURANT BUILDING

This restaurant building is referred to as the median in both quality and design. This structure houses an average restaurant establishment with adequate kitchen facilities.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 14' high first floor, 10' high uppers.

Roof: Rubber membrane built-up roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. Floor covering is asphalt tile or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions separating dining area, kitchen, and restroom areas.

Heating & Air Conditioning: Adequate heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures. Stainless steel kitchen fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, forced air heat and air conditioning. Apply open finished upper adjustment if upper is used as dining area or equivalent.

RESTAURANTS



1 GRADE
EIFS – WOOD FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



3 GRADE
EIFS – WOOD FRAME



4 GRADE
WOOD FRAME



4 GRADE
METAL – WOOD FRAME



5 GRADE
WOOD FRAME

RESTAURANTS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Add for Bsmt
Frame	Wood	\$183.00	\$148.30	\$141.20	\$136.80	\$131.00	\$124.50	\$120.20	\$114.80	\$111.50	\$109.40	\$107.20	\$19.50
Uppers		114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	
Conc. Block or Tile	Wood	194.90	157.60	149.90	145.10	138.90	131.10	125.90	119.40	115.50	112.90	110.30	19.50
Uppers		119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	
Conc. Block or Tile	Steel	201.40	164.00	156.30	151.60	145.40	137.60	132.40	125.80	121.90	119.30	116.70	29.25
Uppers		137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	
Brick Veneer	Wood	211.40	170.40	161.90	156.70	149.90	140.30	133.80	125.80	121.00	117.80	114.50	19.50
Uppers		133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	
Brick Veneer	Steel	229.40	185.90	176.80	171.30	164.10	153.20	145.90	136.80	131.30	127.60	124.00	29.25
Uppers		153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	
Brick on Block	Wood	234.90	188.70	179.00	173.30	165.60	153.30	145.20	134.90	128.80	124.70	120.60	19.50
Uppers		142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	
Brick on Block	Steel	241.40	195.10	185.50	179.70	172.00	159.80	151.60	141.40	135.30	131.20	127.10	29.25
Uppers		160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	
Brick on Block	R' Conc.	245.30	199.00	189.40	183.60	175.90	163.70	155.50	145.30	139.20	135.10	131.00	34.25
Uppers		163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	
Solid Brick	Wood	267.50	214.10	202.80	196.30	187.30	171.50	160.90	147.60	139.70	134.40	129.10	19.50
Uppers		163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	
Solid Brick	Steel	274.00	220.50	209.20	202.70	193.80	177.90	167.30	154.10	146.10	140.80	135.60	29.25
Uppers		181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	
Solid Brick	R' Conc.	277.90	224.40	213.10	206.60	197.70	181.80	171.20	158.00	150.00	144.70	139.50	34.25
Uppers		184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	
Conc. Tilt-Up	Steel	232.10	187.90	178.70	173.20	165.80	154.60	147.10	137.80	132.20	128.40	124.70	29.25
Uppers		157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	
Conc. Tilt-Up	R' Conc.	236.00	191.80	182.60	177.10	169.70	158.50	151.00	141.70	136.10	132.30	128.60	34.25
Uppers		160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	
Dec. Conc. Block	Wood	198.50	160.40	152.50	147.70	141.30	133.10	127.60	120.80	116.70	114.00	111.20	19.50
Uppers		121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	
Dec. Conc. Block	Steel	205.00	166.90	158.90	154.10	147.80	139.60	134.10	127.20	123.10	120.40	117.70	29.25
Uppers		139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	
EIFS	Wood	205.90	166.10	157.90	152.90	146.20	137.20	131.20	123.70	119.10	116.10	113.10	19.50
Uppers		126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	
EIFS	Steel	213.30	173.30	165.00	160.00	153.30	144.20	138.10	130.50	125.90	122.90	119.80	29.25
Uppers		144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	
Metal	Wood	161.90	128.80	122.00	117.80	112.30	106.60	103.30	98.50	96.20	94.30	92.30	19.50
Metal	Steel	183.00	146.30	138.70	134.10	128.00	120.50	114.40	108.20	105.00	102.50	100.10	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.		\$13.25
No Upper Air Conditioning	(-) P.S.F.		5.00
Geo-Thermal Heat Source	(+) P.S.F.		2.00
Sprinkler System	(+) P.S.F.		3.00
Open Finished Upper	(-) P.S.F.		31.50
Open Unfinished Upper	(-) P.S.F.		48.50
Basement Finish	(+) P.S.F.	\$30.00 -	44.00
Finished Mezzanine	(+) P.S.F.	41.50 -	61.50
Storage Mezzanine	(+) P.S.F.	23.00 -	34.00
No Ceiling Finish	(-) P.S.F.		2.50

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.	\$16.00 -	\$23.00
Loading Docks	(+) P.S.F.	16.00 -	25.00
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



2 GRADE
EIFS – WOOD FRAME



2 GRADE
EIFS – WOOD FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY FAST FOOD RESTAURANT BUILDING

This fast food restaurant building is referred to as the median in both quality and design. Fast food restaurant buildings are unique as a group, in that typically each is a replica of many others.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high walls. ("Average Quality" Store Front)

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. Floor covering is quarry tile or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical (Tegular) ceilings. Minimal partitions separating dining area, kitchen, and restroom areas. Adequate kitchen facilities with ceramic tile finish or equivalent.

Heating & Air Conditioning: Adequate heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures. Stainless steel kitchen fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

FAST FOOD RESTAURANTS



1 GRADE
BRICK VENEER – WOOD FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



3 GRADE
BRICK VENEER – WOOD FRAME



3 GRADE
BRICK VENEER – STEEL FRAME



4 GRADE
BRICK VENEER – STEEL FRAME



4 GRADE
BRICK VENEER – WOOD FRAME



4 – 10 GRADE
WOOD FRAME



5 GRADE
BRICK ON CONCRETE BLOCK – WOOD FRAME

FAST FOOD RESTAURANTS

		Square Feet of Area											Add for
Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Bsmt
Frame	Wood	\$231.50	\$192.50	\$186.00	\$181.60	\$157.30	\$154.20	\$144.50	\$139.70	\$136.80	\$133.40	\$129.90	\$19.50
Conc. Block or Tile	Wood	244.20	201.80	194.70	190.00	163.70	160.10	149.40	144.00	140.80	136.90	133.00	19.50
Conc. Block or Tile	Steel	250.70	208.20	201.20	196.40	170.10	166.60	155.80	150.50	147.20	143.30	139.40	29.25
Brick Veneer	Wood	261.90	214.60	206.80	201.60	172.50	168.40	156.10	150.00	146.30	141.80	137.20	19.50
Brick Veneer	Steel	280.80	230.10	221.70	216.20	185.20	180.60	167.30	160.60	156.60	151.60	146.70	29.25
Brick on Block	Wood	287.20	232.90	224.00	218.10	185.10	180.10	165.70	158.50	154.10	148.70	143.30	19.50
Brick on Block	Steel	293.60	239.30	230.50	224.60	191.60	186.60	172.10	164.90	160.60	155.20	149.80	29.25
Brick on Block	R' Conc.	297.50	243.20	234.40	228.50	195.50	190.50	176.00	168.80	164.50	159.10	153.70	34.25
Solid Brick	Wood	322.20	258.30	248.00	241.10	202.70	196.40	179.00	170.20	165.00	158.40	151.80	19.50
Solid Brick	Steel	328.70	264.70	254.40	247.60	209.10	202.90	185.40	176.70	171.50	164.80	158.20	29.25
Solid Brick	R' Conc.	332.60	268.60	258.30	251.50	213.00	206.80	189.30	180.60	175.40	168.70	162.10	34.25
Conc. Tilt-Up	Steel	283.60	232.10	223.70	218.00	186.60	181.90	168.30	161.60	157.50	152.40	147.40	29.25
Conc. Tilt-Up	R' Conc.	287.50	236.00	227.60	221.90	190.50	185.80	172.20	165.50	161.40	156.30	151.30	34.25
Dec. Conc. Block	Wood	248.10	204.60	197.40	192.60	165.60	161.90	150.90	145.30	142.00	137.90	133.90	19.50
Dec. Conc. Block	Steel	254.60	211.10	203.80	199.00	172.10	168.40	157.30	151.80	148.50	144.40	140.30	29.25
EIFS	Wood	256.00	210.30	202.80	197.70	169.60	165.60	153.90	148.00	144.50	140.10	135.80	19.50
EIFS	Steel	263.50	217.50	209.90	204.90	176.50	172.60	160.70	154.80	151.20	146.90	142.50	29.25
Metal	Wood	209.70	173.00	166.80	162.70	139.60	136.70	128.20	123.70	121.50	118.30	115.00	19.50
Metal	Steel	232.10	190.50	183.50	178.90	153.10	149.60	138.20	133.00	130.30	126.50	122.70	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.	\$13.25
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Sprinkler System	(+)	P.S.F.	3.00
Basement Finish	(+)	P.S.F.	\$30.00 - 44.00
Finished Mezzanine	(+)	P.S.F.	41.50 - 61.50
Storage Mezzanine	(+)	P.S.F.	23.00 - 34.00
No Ceiling Finish	(-)	P.S.F.	2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Loading Docks	(+)	P.S.F.	16.00 - 25.00
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



3 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
WOOD FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME



6 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY DRIVE-THRU KIOSK BUILDING

This drive-thru building is referred to as the median in both quality and design. Drive-thru kiosk buildings are unique as a group, in that typically each is a replica of others. Similar to fast food restaurants, but lack the interior dining area.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high walls.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Quarry and ceramic tile on 4" concrete equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical (Tegular) ceilings. Minimal partitions separating restroom area. Little or no interior dining area.

Heating & Air Conditioning: Adequate heat and air condition system.

Plumbing: Adequate porcelain enamel fixtures. Stainless steel kitchen fixtures, restroom facilities.

Tiling: None or minimal wainscot tile in restroom.

Wiring: Adequate wiring with commercial quality fluorescent fixtures, or equivalent.

Structural: Use proper schedule.

DRIVE-THRU KIOSKS

Square Feet of Area

Exterior Walls	Framing	100	150	200	250	300	350	400	450	500	750	1,000	1,250	Add for Bsmr
Frame	Wood	\$531.80	\$425.30	\$369.80	\$337.40	\$313.50	\$297.50	\$285.50	\$276.20	\$268.80	\$246.40	\$229.90	\$222.70	\$24.50
Conc. Block or Tile	Wood	558.90	447.30	388.60	354.50	328.90	312.00	299.30	289.40	281.50	257.80	239.10	231.50	24.50
Conc. Block or Tile	Steel	565.30	453.80	395.00	361.00	335.30	318.40	305.70	295.90	288.00	264.30	245.60	237.90	34.00
Brick Veneer	Wood	596.40	477.80	414.70	378.30	350.20	332.00	318.30	307.70	299.20	273.70	252.00	243.50	24.50
Brick Veneer	Steel	629.20	505.70	439.50	401.50	371.70	352.60	338.20	327.00	318.10	291.30	267.40	258.50	34.00
Brick on Block	Wood	650.00	521.40	451.90	412.30	380.70	360.60	345.60	333.80	324.50	296.30	270.20	260.80	24.50
Brick on Block	Steel	656.40	527.80	458.30	418.70	387.20	367.10	352.00	340.30	330.90	302.80	276.70	267.20	34.00
Brick on Block	R' Conc.	660.30	531.70	462.20	422.60	391.10	371.00	355.90	344.20	334.80	306.70	280.60	271.10	39.00
Solid Brick	Wood	724.30	581.80	503.60	459.40	423.00	400.40	383.30	370.10	359.50	327.80	295.60	284.70	24.50
Solid Brick	Steel	730.80	588.30	510.00	465.90	429.50	406.80	389.80	376.60	366.00	334.20	302.10	291.20	34.00
Solid Brick	R' Conc.	734.70	592.20	513.90	469.80	433.40	410.70	393.70	380.50	369.90	338.10	306.00	295.10	39.00
Conc. Tilt-Up	Steel	635.20	510.60	443.60	405.30	375.10	355.80	341.20	330.00	320.90	293.80	269.50	260.40	34.00
Conc. Tilt-Up	R' Conc.	639.10	514.50	447.50	409.20	379.00	359.70	345.10	333.90	324.80	297.70	273.40	264.30	39.00
Dec. Conc. Block	Wood	567.10	454.00	394.30	359.80	333.60	316.40	303.50	293.40	285.40	261.30	242.00	234.10	24.50
Dec. Conc. Block	Steel	573.60	460.50	400.80	366.20	340.00	322.80	309.90	299.90	291.90	267.80	248.40	240.60	34.00
EIFS	Wood	583.90	467.60	406.00	370.40	343.10	325.30	312.00	301.60	293.30	268.40	247.70	239.50	24.50
EIFS	Steel	592.60	475.90	414.00	378.20	350.80	333.00	319.60	309.10	300.80	275.80	254.90	246.70	34.00
Metal	Wood	501.10	397.80	344.20	312.90	290.10	274.70	263.20	254.20	247.00	225.50	210.40	191.50	24.50
Metal	Steel	543.30	432.90	375.00	341.30	316.10	299.40	286.90	277.20	269.40	246.00	227.90	199.60	34.00

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$13.25
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Sprinkler System	(+)	P.S.F.		3.00
Basement Finish	(+)	P.S.F.	\$30.00	- 44.00
Finished Mezzanine	(+)	P.S.F.	41.50	- 61.50
Storage Mezzanine	(+)	P.S.F.	23.00	- 34.00
No Ceiling Finish	(-)	P.S.F.		2.50

OTHER AREA ADJUSTMENTS

			Price Range	Typical
Canopy	(+)	P.S.F.	\$16.00 - \$23.00	\$19.50
Loading Docks	(+)	P.S.F.	16.00 - 25.00	20.50
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



4 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
CONCRETE BLOCK – WOOD FRAME



5 + 10 GRADE
WOOD FRAME



5 GRADE
BRICK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY BAR/LOUNGE BUILDING

This bar/lounge building is referred to as the median in both quality and design.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. Floor covering is asphalt tile, commercial carpet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions separating lounge area, restrooms, and office area.

Heating & Air Conditioning: Adequate heat and air conditioning system with good air circulation.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, forced air heat and air conditioning. Apply open finished area adjustment if upper is used as open seating area or equivalent.

NOTE: It is recommended that bars/lounges with substantial kitchen facilities be priced from the restaurant schedule.

BARS AND LOUNGES

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Add for Bsm't
Frame	Wood	\$174.00	\$139.30	\$132.20	\$127.80	\$122.00	\$115.50	\$111.20	\$105.80	\$102.50	\$100.40	\$98.20	\$19.50
Uppers		114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	
Conc. Block or Tile	Wood	185.90	148.60	140.90	136.10	129.90	122.10	116.90	110.40	106.50	103.90	101.30	19.50
Uppers		119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	
Conc. Block or Tile	Steel	192.40	155.00	147.30	142.60	136.40	128.60	123.40	116.80	112.90	110.30	107.70	29.25
Uppers		137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	
Brick Veneer	Wood	202.40	161.40	152.90	147.70	140.90	131.30	124.80	116.80	112.00	108.80	105.50	19.50
Uppers		133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	
Brick Veneer	Steel	220.40	176.90	167.80	162.30	155.10	144.20	136.90	127.80	122.30	118.60	115.00	29.25
Uppers		153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	
Brick on Block	Wood	225.90	179.70	170.00	164.30	156.60	144.30	136.20	125.90	119.80	115.70	111.60	19.50
Uppers		142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	
Brick on Block	Steel	232.40	186.10	176.50	170.70	163.00	150.80	142.60	132.40	126.30	122.20	118.10	29.25
Uppers		160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	
Brick on Block	R' Conc.	236.30	190.00	180.40	174.60	166.90	154.70	146.50	136.30	130.20	126.10	122.00	34.25
Uppers		163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	
Solid Brick	Wood	258.50	205.10	193.80	187.30	178.30	162.50	151.90	138.60	130.70	125.40	120.10	19.50
Uppers		163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	
Solid Brick	Steel	265.00	211.50	200.20	193.70	184.80	168.90	158.30	145.10	137.10	131.80	126.60	29.25
Uppers		181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	
Solid Brick	R' Conc.	268.90	215.40	204.10	197.60	188.70	172.80	162.20	149.00	141.00	135.70	130.50	34.25
Uppers		184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	
Conc. Tilt-Up	Steel	223.10	178.90	169.70	164.20	156.80	145.60	138.10	128.80	123.20	119.40	115.70	29.25
Uppers		157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	
Conc. Tilt-Up	R' Conc.	227.00	182.80	173.60	168.10	160.70	149.50	142.00	132.70	127.10	123.30	119.60	34.25
Uppers		160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	
Dec. Conc. Block	Wood	189.50	151.40	143.50	138.70	132.30	124.10	118.60	111.80	107.70	105.00	102.20	19.50
Uppers		121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	
Dec. Conc. Block	Steel	196.00	157.90	149.90	145.10	138.80	130.60	125.10	118.20	114.10	111.40	108.70	29.25
Uppers		139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	
EIFS	Wood	196.90	157.10	148.90	143.90	137.20	128.20	122.20	114.70	110.10	107.10	104.10	19.50
Uppers		126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	
EIFS	Steel	204.30	164.30	156.00	151.00	144.30	135.20	129.10	121.50	116.90	113.90	110.80	29.25
Uppers		144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	
Metal	Wood	152.90	119.80	113.00	108.80	103.30	97.60	94.30	89.50	87.20	85.30	83.30	19.50
Metal	Steel	174.00	137.30	129.70	125.10	119.00	111.50	105.40	99.20	96.00	93.50	91.10	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.		\$13.00
No Upper Air Conditioning	(-) P.S.F.		5.00
Geo-Thermal Heat Source	(+) P.S.F.		2.00
Sprinkler System	(+) P.S.F.		3.00
Open Finished Upper	(-) P.S.F.		31.50
Open Unfinished Upper	(-) P.S.F.		48.50
Basement Finish	(+) P.S.F.	\$30.00	- 44.00
Finished Mezzanine	(+) P.S.F.	41.50	- 61.50
Storage Mezzanine	(+) P.S.F.	23.00	- 34.00
No Ceiling Finish	(-) P.S.F.		2.50

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.	\$16.00	- \$23.00
Loading Docks	(+) P.S.F.	16.00	- 25.00
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



2 GRADE
BRICK VENEER – WOOD FRAME



3 GRADE
WOOD FRAME



4 GRADE
WOOD FRAME



5 GRADE
WOOD FRAME

SPECIFICATIONS – CLUBHOUSE BUILDING

This clubhouse is referred to as the median in both quality and design. The clubhouse schedule may also apply to event centers.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' to 14' high first floor, 10' high uppers.

Roof: Flat roof buildings with rubber membrane or equivalent. Pitched roofs with architectural shingles or equivalent. Roof deck varies with type of structure.

Floors: Reinforced concrete main floor, uppers vary with schedule used. Floor covering tile or commercial grade carpet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustic tile ceilings. Partitioning separating areas such as sales, dining, restrooms/lockers, etc.

Heating & Air Conditioning: Good quality heating and air condition system.

Plumbing: Adequate porcelain enameled fixtures.

Wiring: Adequate lighting with commercial quality fluorescent and/or incandescent light fixtures.

Structural: Use proper schedule.

CLUBHOUSE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000 or Larger	Add for Bsmt
Frame	Wood	\$157.80	\$134.40	\$129.50	\$126.60	\$122.70	\$116.30	\$112.00	\$106.60	\$103.40	\$99.90	\$99.10	\$97.30	\$94.80	\$93.80	\$19.50
Uppers		117.00	94.80	90.20	87.40	83.70	79.30	77.30	73.40	71.00	69.50	69.10	67.40	65.30	64.60	
Conc. Block or Tile	Wood	169.70	143.60	138.20	135.00	130.60	122.90	117.70	111.30	107.40	103.40	102.20	100.00	97.00	95.80	19.50
Uppers		121.60	98.40	93.60	90.70	86.80	81.90	79.50	75.20	72.60	70.80	70.30	68.40	66.20	65.30	
Conc. Block or Tile	Steel	176.10	150.10	144.60	141.40	137.10	129.30	124.20	117.70	113.80	109.90	108.70	106.40	103.50	102.20	29.25
Uppers		139.40	112.00	106.40	102.90	98.40	93.00	91.70	86.70	83.70	81.70	80.80	78.70	76.20	75.40	
Brick Veneer	Wood	186.10	156.50	150.20	146.60	141.60	132.00	125.70	117.70	112.90	108.30	106.50	103.70	100.10	98.50	19.50
Uppers		135.40	109.20	103.70	100.40	96.00	89.60	86.20	80.50	77.20	74.90	73.80	71.60	68.80	67.60	
Brick Veneer	Steel	204.20	171.90	165.10	161.20	155.80	144.90	137.70	128.60	123.20	118.20	115.90	112.80	108.70	106.90	29.25
Uppers		155.10	124.30	117.90	114.00	108.90	101.80	99.30	92.80	88.90	86.30	84.90	82.30	79.10	78.00	
Brick on Block	Wood	209.70	174.80	167.30	163.10	157.30	145.10	137.00	126.80	120.70	115.30	112.60	109.10	104.50	102.40	19.50
Uppers		144.70	116.40	110.40	106.90	102.20	94.70	90.60	84.10	80.30	77.70	76.20	73.70	70.50	69.20	
Brick on Block	Steel	216.10	181.20	173.80	169.60	163.80	151.60	143.40	133.30	127.20	121.70	119.00	115.50	110.90	108.90	29.25
Uppers		162.40	129.90	123.20	119.10	113.70	105.80	102.80	95.70	91.40	88.50	86.80	83.90	80.50	79.20	
Brick on Block	R' Conc.	220.00	185.10	177.70	173.50	167.70	155.50	147.30	137.20	131.10	125.60	122.90	119.40	114.80	112.80	34.25
Uppers		165.70	134.20	127.60	123.70	118.40	110.60	107.40	100.40	96.10	93.30	91.70	88.90	85.50	84.30	
Structural Glass	Steel	348.90	284.50	270.60	263.00	252.30	225.30	207.40	184.90	171.40	161.10	153.50	145.80	135.50	131.00	29.25
Uppers		267.30	211.50	199.70	192.90	183.60	164.10	153.30	136.50	126.30	119.60	114.00	107.80	99.90	96.70	
Reinforced Conc.	Wood	200.40	167.50	160.50	156.60	151.10	139.90	132.50	123.20	117.60	112.50	110.20	107.00	102.70	100.90	19.50
Uppers		141.40	113.80	108.10	104.60	100.00	92.90	89.10	82.90	79.20	76.70	75.40	72.90	69.90	68.60	
Reinforced Conc.	Steel	206.80	174.00	167.00	163.00	157.60	146.40	138.90	129.60	124.10	119.00	116.60	113.40	109.20	107.30	29.25
Uppers		159.20	127.40	120.80	116.80	111.60	104.00	101.30	94.40	90.30	87.50	85.90	83.20	79.90	78.70	
Reinforced Conc.	R' Conc.	210.70	177.90	170.90	166.90	161.50	150.30	142.80	133.50	128.00	122.90	120.50	117.30	113.10	111.20	34.25
Uppers		162.50	131.70	125.30	121.40	116.20	108.80	105.80	99.10	95.10	92.40	90.90	88.20	84.90	83.70	
EIFS	Wood	180.60	152.20	146.20	142.70	138.00	129.00	123.00	115.50	111.00	106.70	105.10	102.50	99.10	97.60	19.50
Uppers		128.40	103.70	98.60	95.50	91.30	85.70	82.80	77.80	74.80	72.80	72.00	70.00	67.50	66.50	
EIFS	Steel	188.10	159.40	153.30	149.80	145.10	136.00	129.90	122.40	117.80	113.40	111.80	109.20	105.70	104.20	29.25
Uppers		146.80	117.80	111.80	108.10	103.30	97.10	95.30	89.60	86.10	83.90	82.70	80.40	77.60	76.60	
Dec. Conc. Block	Wood	173.30	146.50	140.80	137.50	133.10	124.90	119.50	112.70	108.60	104.50	103.20	100.80	97.70	96.40	19.50
Uppers		124.00	100.30	95.30	92.30	88.40	83.20	80.70	76.10	73.40	71.50	70.90	69.00	66.60	65.70	
Dec. Conc. Block	Steel	179.70	152.90	147.30	144.00	139.50	131.40	125.90	119.10	115.00	110.90	109.60	107.30	104.20	102.80	29.25
Uppers		141.70	113.80	108.10	104.60	99.90	94.30	92.90	87.60	84.50	82.40	81.40	79.20	76.60	75.80	
Metal	Wood	136.60	114.90	110.30	107.60	104.00	98.40	95.10	90.40	88.10	84.80	84.30	82.60	80.50	79.50	19.50
Metal	Steel	157.70	132.40	127.00	123.90	119.70	112.20	106.20	100.10	96.90	93.10	92.00	89.90	87.10	85.90	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.		\$13.25
Geo-Thermal Heat Source	(+) P.S.F.		2.00
Basement Finish	(+) P.S.F.	\$38.00 -	58.00
Sprinkler System	(+) P.S.F.		3.00
Elevators		See "Analyzed Unit Cost" — 4 - 27	

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.	\$16.00 -	\$23.00
Portico	(+) P.S.F.	20.00 -	30.00
Paving & Yard Lighting		See "Commercial and Industrial Schedule Short Form" — Page 5 - 14	



3 GRADE
FRAME (W/ CONC. BLOCK FRONT) – WOOD FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
METAL – STEEL FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY LAUNDROMAT BUILDING

This Laundromat building is referred to as the median in both quality and design.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. Floor covering is asphalt tile or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions separating laundry area, restrooms, and office area.

Heating & Air Conditioning: Adequate heat and air conditioning system. Typical dryer venting.

Plumbing: Adequate porcelain enamel fixtures. Washer hookup and drainage system.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior finish or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, forced air heat and air conditioning.

LAUNDROMATS

		Square Feet of Area											Add for
Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Bsmt
Frame	Wood	\$152.50	\$119.80	\$113.10	\$109.00	\$103.50	\$96.90	\$92.50	\$87.00	\$83.80	\$81.60	\$79.40	\$19.50
Uppers		114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	
Conc. Block or Tile	Wood	164.40	129.10	121.80	117.30	111.40	103.50	98.30	91.70	87.70	85.10	82.40	19.50
Uppers		119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	
Conc. Block or Tile	Steel	170.90	135.50	128.20	123.80	117.90	110.00	104.70	98.10	94.20	91.50	88.90	29.25
Uppers		137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	
Brick Veneer	Wood	180.90	141.90	133.80	128.90	122.40	112.70	106.20	98.10	93.20	90.00	86.70	19.50
Uppers		133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	
Brick Veneer	Steel	198.90	157.40	148.70	143.50	136.60	125.60	118.20	109.00	103.50	99.80	96.20	29.25
Uppers		153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	
Brick on Block	Wood	204.40	160.20	150.90	145.50	138.10	125.70	117.50	107.20	101.00	96.90	92.80	19.50
Uppers		142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	
Brick on Block	Steel	210.90	166.60	157.40	151.90	144.50	132.20	124.00	113.70	107.50	103.40	99.30	29.25
Uppers		160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	
Brick on Block	R' Conc.	214.80	170.50	161.30	155.80	148.40	136.10	127.90	117.60	111.40	107.30	103.20	34.25
Uppers		163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	
Solid Brick	Wood	237.00	185.60	174.70	168.40	159.80	143.90	133.20	119.90	111.90	106.60	101.30	19.50
Uppers		163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	
Solid Brick	Steel	243.50	192.00	181.10	174.90	166.30	150.30	139.70	126.40	118.40	113.00	107.70	29.25
Uppers		181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	
Solid Brick	R' Conc.	247.40	195.90	185.00	178.80	170.20	154.20	143.60	130.30	122.30	116.90	111.60	34.25
Uppers		184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	
Conc. Tilt-Up	Steel	201.60	159.40	150.60	145.40	138.30	127.00	119.50	110.00	104.40	100.60	96.80	29.25
Uppers		157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	
Conc. Tilt-Up	R' Conc.	205.50	163.30	154.50	149.30	142.20	130.90	123.40	113.90	108.30	104.50	100.70	34.25
Uppers		160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	
Dec. Conc. Block	Wood	168.00	131.90	124.40	119.90	113.80	105.50	100.00	93.10	88.90	86.20	83.40	19.50
Uppers		121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	
Dec. Conc. Block	Steel	174.50	138.40	130.80	126.30	120.30	112.00	106.40	99.50	95.40	92.60	89.80	29.25
Uppers		139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	
EIFS	Wood	175.40	137.60	129.80	125.00	118.70	109.60	103.50	95.90	91.40	88.30	85.30	19.50
Uppers		126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	
EIFS	Steel	182.80	144.80	136.90	132.20	125.80	116.60	110.50	102.80	98.10	95.10	92.00	29.25
Uppers		144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	
Metal	Wood	131.40	100.30	93.90	90.00	84.80	79.00	75.60	70.80	68.40	66.50	64.50	19.50
Metal	Steel	152.50	117.80	110.60	106.20	100.50	92.90	86.70	80.50	77.20	74.70	72.20	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.	\$5.70
No Upper Air Conditioning	(-)	P.S.F.	5.00
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Sprinkler	(+)	P.S.F.	3.00
Open Finished Upper	(-)	P.S.F.	31.50
Open Unfinished Upper	(-)	P.S.F.	48.50
Basement Finish	(+)	P.S.F.	\$30.00 - 44.00
No Ceiling Finish	(-)	P.S.F.	2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Loading Docks	(+)	P.S.F.	16.00 - 25.00
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 — 14		



2 GRADE
BRICK ON BLOCK – STEEL FRAME



3 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY POST OFFICE BUILDING

These post office buildings are referred to as the median in both quality and design. Some post offices may be exempt from taxation.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. First floor - asphalt tile or equivalent. Uppers is carpet & vinyl sheet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions of drywall separating work and retail areas. Interior of exterior walls may be painted brick or concrete block.

Heating & Air Conditioning: Adequate forced hot air heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Assumes office type finish.

POST OFFICE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000 or Larger	Add for Bsmt
Frame	Wood	\$169.40	\$137.00	\$130.30	\$126.20	\$120.80	\$114.60	\$110.40	\$105.20	\$102.10	\$100.00	\$97.90	\$95.10	\$92.10	\$90.20	\$19.50
Uppers		122.00	99.90	95.30	92.50	88.80	84.30	82.30	78.40	76.10	74.50	74.10	72.40	70.40	69.60	
C Block or Tile	Wood	181.30	146.30	139.00	134.60	128.80	121.20	116.10	109.80	106.00	103.50	101.00	97.80	94.30	92.20	19.50
Uppers		126.70	103.50	98.70	95.70	91.90	86.90	84.60	80.20	77.60	75.90	75.30	73.50	71.30	70.40	
C Block or Tile	Steel	187.70	152.70	145.40	141.00	135.20	127.60	122.60	116.30	112.50	109.90	107.40	104.20	100.70	98.60	29.25
Uppers		144.40	117.10	111.50	108.00	103.40	98.00	96.80	91.70	88.70	86.70	85.90	83.70	81.30	80.50	
Brick Veneer	Wood	197.70	159.10	151.00	146.20	139.70	130.30	124.10	116.20	111.50	108.40	105.20	101.50	97.30	94.90	19.50
Uppers		140.50	114.20	108.70	105.50	101.10	94.60	91.20	85.60	82.20	80.00	78.90	76.60	73.80	72.70	
Brick Veneer	Steel	215.80	174.50	165.90	160.80	153.90	143.20	136.10	127.20	121.80	118.30	114.70	110.60	105.90	103.30	29.25
Uppers		160.20	129.30	122.90	119.10	113.90	106.80	104.40	97.90	94.00	91.40	89.90	87.30	84.20	83.10	
Brick on Block	Wood	221.30	177.40	168.10	162.70	155.40	143.40	135.40	125.40	119.30	115.30	111.30	106.90	101.70	98.80	19.50
Uppers		149.70	121.40	115.50	112.00	107.20	99.70	95.60	89.20	85.30	82.70	81.30	78.70	75.50	74.20	
Brick on Block	Steel	227.70	183.80	174.60	169.20	161.90	149.80	141.80	131.80	125.80	121.80	117.80	113.30	108.10	105.30	29.25
Uppers		167.50	135.00	128.20	124.20	118.80	110.80	107.90	100.70	96.40	93.50	91.80	89.00	85.50	84.30	
Brick on Block	R' Conc.	231.60	187.70	178.50	173.10	165.80	153.70	145.70	135.70	129.70	125.70	121.70	117.20	112.00	109.20	34.25
Uppers		170.80	139.20	132.70	128.70	123.50	115.60	112.40	105.40	101.20	98.40	96.70	94.00	90.50	89.30	
Solid Brick	Wood	253.90	202.80	191.90	185.70	177.20	161.50	151.10	138.10	130.20	125.00	119.80	114.30	107.70	104.30	19.50
Uppers		170.80	137.80	130.80	126.80	121.30	111.40	105.80	97.40	92.30	88.90	86.70	83.50	79.40	77.70	
Solid Brick	Steel	260.30	209.20	198.40	192.20	183.60	168.00	157.50	144.50	136.70	131.50	126.20	120.80	114.20	110.70	29.25
Uppers		188.50	151.40	143.60	139.00	132.80	122.50	118.00	108.90	103.40	99.80	97.30	93.80	89.40	87.80	
Solid Brick	R' Conc.	264.20	213.10	202.30	196.10	187.50	171.90	161.40	148.40	140.60	135.40	130.10	124.70	118.10	114.60	34.25
Uppers		191.80	155.60	148.00	143.50	137.50	127.30	122.50	113.60	108.20	104.60	102.20	98.80	94.40	92.80	
Conc. Tilt-up	Steel	218.40	176.60	167.80	162.60	155.70	144.70	137.40	128.20	122.70	119.00	115.40	111.20	106.40	103.70	29.25
Uppers		164.20	132.50	125.90	121.90	116.60	109.00	106.30	99.40	95.30	92.60	91.00	88.30	84.90	83.80	
Conc. Tilt-up	R' Conc.	222.30	180.50	171.70	166.50	159.60	148.60	141.30	132.10	126.60	122.90	119.30	115.10	110.30	107.60	34.25
Uppers		167.50	136.70	130.30	126.40	121.30	113.80	110.80	104.10	100.10	97.40	95.90	93.20	89.90	88.80	
Decorative C Block	Wood	184.90	149.10	141.60	137.10	131.20	123.20	117.90	111.20	107.20	104.60	101.90	98.60	94.90	92.80	19.50
Uppers		129.00	105.30	100.40	97.40	93.40	88.20	85.70	81.10	78.40	76.60	75.90	74.00	71.70	70.80	
Decorative C Block	Steel	191.30	155.50	148.10	143.60	137.60	129.60	124.30	117.70	113.70	111.00	108.40	105.10	101.40	99.20	29.25
Uppers		146.80	118.90	113.20	109.60	105.00	99.30	97.90	92.60	89.50	87.40	86.50	84.30	81.70	80.80	
EIFS	Wood	192.20	154.80	147.00	142.30	136.10	127.30	121.40	114.10	109.70	106.70	103.80	100.30	96.30	94.00	19.50
Uppers		133.50	108.80	103.60	100.50	96.40	90.70	87.80	82.90	79.90	77.90	77.10	75.00	72.50	71.50	
EIFS	Steel	199.70	162.00	154.20	149.50	143.20	134.30	128.30	120.90	116.50	113.50	110.50	107.00	102.90	100.60	29.25
Uppers		151.80	122.80	116.80	113.20	108.30	102.10	100.30	94.60	91.20	88.90	87.80	85.40	82.60	81.70	
Metal	Wood	148.20	117.50	111.20	107.30	102.10	96.70	93.50	88.90	86.70	84.90	83.00	80.40	77.70	75.90	19.50
Metal	Steel	169.30	135.00	127.80	123.50	117.80	110.50	104.60	98.60	95.50	93.10	90.80	87.70	84.30	82.30	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.	\$13.00
No Upper Air Conditioning	(-)	P.S.F.	8.00
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Sprinkler System	(+)	P.S.F.	3.00
Basement Finish	(+)	P.S.F.	\$38.00 - 58.00

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Loading Docks	(+)	P.S.F.	16.00 - 25.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 — 14



2 GRADE
EIFS – STEEL FRAME



2 GRADE
DECORATIVE CONCRETE BLOCK – WOOD FRAME



3 GRADE
BRICK ON CONCRETE BLOCK – WOOD FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY CONVENIENCE STORE BUILDING

This convenience store building is referred to as the median in both quality and design. It is the typical convenience store found in most communities.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 12' high walls.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor with asphalt tile covering or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Minimal partitions separating sales area, restrooms, and office/storage area.

Heating & Air Conditioning: Adequate central heat system and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Tiling: None or minimal wainscot ceramic tile in restrooms.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

CONVENIENCE STORES



2 GRADE
BRICK VENEER – WOOD FRAME



2 GRADE
BRICK VENEER – STEEL FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
METAL – STEEL FRAME

CONVENIENCE STORES

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	Add for Bsmf
Frame	Wood	\$153.00	\$126.80	\$119.80	\$111.80	\$101.80	\$96.10	\$93.90	\$91.30	\$89.60	\$86.10	\$82.70	\$19.50
Conc. Block or Tile	Wood	162.10	133.80	125.80	117.10	106.30	100.10	97.60	94.50	92.70	88.80	85.00	19.50
Conc. Block or Tile	Steel	168.50	140.30	132.20	123.60	112.80	106.60	104.10	101.00	99.10	95.30	91.40	29.25
Brick Veneer	Wood	177.70	146.00	136.20	126.40	114.10	107.00	104.00	100.20	97.90	93.50	89.00	19.50
Brick Veneer	Steel	192.40	158.90	148.20	137.80	124.70	117.20	113.80	109.60	107.10	102.40	97.70	29.25
Brick on Block	Wood	197.40	161.30	149.40	138.10	124.00	115.80	112.00	107.30	104.50	99.30	94.20	19.50
Brick on Block	Steel	203.90	167.80	155.80	144.50	130.50	122.30	118.50	113.70	110.90	105.80	100.60	29.25
Brick on Block	R' Conc.	207.80	171.70	159.70	148.40	134.40	126.20	122.40	117.60	114.80	109.70	104.50	34.25
Solid Brick	Wood	225.90	183.50	168.30	154.90	138.20	128.50	123.60	117.60	113.90	107.70	101.50	19.50
Solid Brick	Steel	232.30	189.90	174.80	161.40	144.70	134.90	130.10	124.00	120.40	114.20	108.00	29.25
Solid Brick	R' Conc.	236.20	193.80	178.70	165.30	148.60	138.80	134.00	127.90	124.30	118.10	111.90	34.25
Conc. Tilt-Up	Steel	198.00	163.80	152.80	142.20	128.90	121.20	117.70	113.40	110.80	105.90	101.10	29.25
Conc. Tilt-Up	R' Conc.	199.10	165.00	154.00	143.30	130.00	122.30	118.90	114.50	111.90	107.10	102.30	34.25
Dec. Conc. Block	Wood	165.20	136.30	127.90	119.00	107.90	101.50	98.90	95.70	93.70	89.80	85.80	19.50
Dec. Conc. Block	Steel	171.70	142.70	134.30	125.50	114.30	108.00	105.40	102.10	100.20	96.20	92.30	29.25
EIFS	Wood	173.60	142.80	133.50	124.00	112.10	105.20	102.30	98.70	96.50	92.20	88.00	19.50
EIFS	Steel	180.90	149.90	140.50	130.90	119.00	112.10	109.10	105.40	103.20	98.90	94.70	29.25
Metal	Wood	132.90	108.10	101.80	94.20	84.90	79.50	78.00	75.60	74.60	71.30	68.00	19.50
Metal	Steel	149.70	122.20	114.50	106.10	95.60	89.60	86.30	83.40	82.10	78.40	74.70	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$8.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Sprinkler System	(+)	P.S.F.		3.00
Basement Finish	(+)	P.S.F.	\$30.00 -	44.00
No Ceiling Finish	(-)	P.S.F.		2.50
Interior Restaurant Facilities	(+)	P.S.F.	(Apply to 100% of building area)	9.50 - 14.00
Built-In Coolers				See "Analyzed Unit Cost" — Page 4-38

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 -	\$23.00
Loading Docks	(+)	P.S.F.	16.00 -	25.00

YARD ITEMS

			Price Range	Typical
Lighted Canopies	Wood Frame	P.S.F.	\$13.00 - \$20.00	\$16.50
	Steel	P.S.F.	21.00 - 31.00	26.00
	Concrete	P.S.F.	22.50 - 33.50	28.00

Paving & Yard Lighting

See "Commercial and Industrial Schedule Short Form" — Page 5 - 14



3 GRADE
EIFS ON MASONRY – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
METAL – STEEL FRAME (BRICK STORE FRONT)



5 GRADE
METAL – STEEL FRAME

SPECIFICATIONS – GROCERY STORES (SUPERMARKETS)

This large grocery store is generally a national or regional chain store.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floor: 4" reinforced concrete floor on grade. Average quality asphalt tile covering.

Interior Finish: Part drywall or equivalent and 10%± unfinished or partially finished storage area. Suspended acoustical ceilings. Minimal drywall partitioning.

Heating & Air Conditioning: Combination rooftop package units or equivalent.

Plumbing: Minimal fixtures.

Wiring: Pipe conduit wiring with good fluorescent fixtures in sales area.

Structural: Use proper schedule.

Store Fronts: Typical large expanse of plate glass (1/2 of building front). Block buildings include brick front. Automatic doors included in prices.



2 GRADE
CONCRETE TILT-UP – STEEL FRAME



5 GRADE
BRICK – WOOD FRAME

GROCERY STORES (SUPERMARKETS)

		Square Feet of Area										60,000	Add for
Exterior Walls	Framing	5,000	7,500	10,000	15,000	20,000	25,000	30,000	40,000	50,000	or Larger		Bsmt
Frame	Wood	\$84.50	\$80.20	\$77.70	\$74.70	\$73.10	\$71.90	\$70.90	\$69.50	\$68.60	\$68.00	\$68.00	\$19.50
Conc. Block	Wood	88.90	83.60	80.70	77.10	75.20	73.70	72.60	71.00	69.90	69.20	69.20	19.50
Conc. Block	Steel	95.40	90.10	87.20	83.60	81.70	80.20	79.10	77.50	76.40	75.70	75.70	29.25
Brick Veneer	Wood	93.40	86.70	83.50	79.40	77.10	75.40	74.20	72.30	71.10	70.20	70.20	19.50
Brick Veneer	Steel	103.80	96.20	92.70	88.10	85.40	83.50	82.20	80.10	78.70	77.70	77.70	29.25
Brick on Block	Wood	102.00	93.40	89.40	84.20	81.10	79.00	77.50	75.20	73.70	72.50	72.50	19.50
Brick on Block	Steel	108.40	99.80	95.90	90.60	87.60	85.50	84.00	81.70	80.10	79.00	79.00	29.25
Brick on Block	R' Conc.	112.30	103.70	99.80	94.50	91.50	89.40	87.90	85.60	84.00	82.90	82.90	34.25
Conc. Tilt-Up	Steel	105.10	97.30	93.60	88.80	86.00	84.10	82.70	80.50	79.10	78.10	78.10	29.25
Conc. Tilt-Up	R' Conc.	109.00	101.20	97.50	92.70	89.90	88.00	86.60	84.40	83.00	82.00	82.00	34.25
Dec. Conc. Block	Wood	88.70	83.00	80.30	76.80	74.80	73.40	72.40	70.70	69.70	68.90	68.90	19.50
Dec. Conc. Block	Steel	95.10	89.50	86.80	83.30	81.30	79.80	78.80	77.20	76.10	75.40	75.40	29.25
EIFS on Masonry	Wood	97.40	89.80	86.30	81.60	79.00	77.10	75.70	73.70	72.30	71.30	71.30	19.50
EIFS on Masonry	Steel	103.80	96.30	92.70	88.10	85.40	83.50	82.20	80.10	78.80	77.70	77.70	29.25
EIFS	Wood	91.10	84.90	82.00	78.10	76.00	74.40	73.30	71.50	70.40	69.60	69.60	19.50
EIFS	Steel	97.90	91.60	88.70	84.80	82.60	81.00	79.90	78.10	77.00	76.10	76.10	29.25
Metal	Wood	67.90	64.60	62.30	60.10	58.70	57.60	56.80	55.50	54.70	54.10	54.10	19.50
Metal	Steel	79.10	73.10	70.30	67.30	65.40	64.00	62.90	61.30	60.30	59.60	59.60	29.25

MAIN AREA ADJUSTMENTS			
No Air Conditioning	(-) P.S.F.		\$5.95
Geo-Thermal Heat Source	(+) P.S.F.		2.00
Basement Finish	(+) P.S.F.	\$30.00	- 44.00
Office Mezzanine	(+) P.S.F.	41.50	- 61.50
Storage Mezzanine	(+) P.S.F.	23.00	- 34.00
Sprinkler System	(+) P.S.F.		2.75
No Ceiling Finish	(-) P.S.F.		2.25
No Floor Finish	(-) P.S.F.		0.35
Built-In Coolers		See "Analyzed Unit Cost" — Page 4 – 38	

OTHER AREA ADJUSTMENTS			
Canopy	(+) P.S.F.	\$16.00	- \$23.00
Loading Docks	(+) P.S.F.	16.00	- 25.00
Paving & Yard Lighting		See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



3 GRADE
BRICK – STEEL FRAME



3 GRADE
CONCRETE BLOCK – STEEL FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



4 – 10 GRADE
BRICK – STEEL FRAME

SPECIFICATIONS – NEIGHBORHOOD TYPE SHOPPING CENTERS

The following schedule is designed for pricing small to medium size shopping centers having row-type retail outlets.

Foundation: Reinforced concrete footings and foundation walls.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high first floor, 12' high uppers.

Roof: Flat roof. Rubber membrane roofing or equivalent. (Deck varies with type of construction.)

Floor: Concrete on grade. Asphalt tile or equivalent. (Upper floor deck varies with type of construction.)

Interior Finish: Drywall or equivalent. Drywall interior partitions. Sound proof and fire resistant divider partitions (between bays). Suspended acoustical ceilings.

Heating & Air Conditioning: Individual combination heating and air conditioning units.

Plumbing: Adequate enamel plumbing fixtures.

Wiring: Pipe conduit wiring. Adequate fluorescent lighting fixtures.

Structural: Use proper schedule.

Store Fronts: Average store fronts. Concrete block buildings include brick trim on front.



4 GRADE
METAL – STEEL FRAME



5 GRADE
BRICK ON BLOCK – WOOD FRAME

NEIGHBORHOOD SHOPPING CENTERS

		Square Feet of Area											Add for Bsmt
Exterior Walls	Framing	4,000 or Less	5,000	6,000	7,500	10,000	15,000	20,000	25,000	30,000	40,000	50,000 or Larger	
Conc. Block	Wood	\$97.20	\$93.50	\$88.20	\$87.10	\$83.80	\$75.70	\$74.90	\$74.40	\$74.00	\$73.60	\$73.30	\$19.50
Uppers		76.90	73.20	68.20	67.20	64.20	56.90	56.20	55.80	55.60	55.30	55.10	
Conc. Block	Steel	103.70	100.00	94.60	93.60	90.20	82.20	81.30	80.80	80.50	80.00	79.80	29.25
Uppers		87.40	83.50	78.30	77.20	74.10	66.60	65.90	65.50	65.20	64.80	64.60	
Brick on Block	Wood	110.00	105.20	98.60	96.70	92.10	82.30	80.70	79.70	79.10	78.30	77.80	19.50
Uppers		85.20	80.70	74.90	73.40	69.60	61.20	60.00	59.30	58.80	58.20	57.90	
Brick on Block	Steel	116.40	111.60	105.00	103.10	98.60	88.70	87.10	86.20	85.50	84.70	84.30	29.25
Uppers		95.60	91.00	85.10	83.40	79.40	70.90	69.60	68.90	68.40	67.80	67.40	
Brick on Block	R' Conc.	120.30	115.50	108.90	107.00	102.50	92.60	91.00	90.10	89.40	88.60	88.20	34.25
Uppers		100.60	95.90	90.10	88.40	84.50	76.00	74.70	74.00	73.50	72.90	72.60	
Brick Veneer	Wood	101.50	97.30	91.60	90.20	86.50	77.90	76.70	76.10	75.60	75.00	74.70	19.50
Uppers		81.10	76.90	71.60	70.30	66.80	59.10	58.10	57.50	57.10	56.70	56.40	
Brick Veneer	Steel	112.10	107.60	101.50	99.90	95.70	86.50	85.10	84.30	83.80	83.10	82.70	29.25
Uppers		92.40	88.00	82.40	81.00	77.30	69.20	68.20	67.50	67.10	66.60	66.20	
Frame	Wood	93.00	89.60	84.60	83.90	80.90	73.50	72.90	72.50	72.30	71.90	71.80	19.50
Uppers		74.80	71.30	66.50	65.70	62.80	55.80	55.30	54.90	54.70	54.50	54.30	
EIFS	Wood	99.50	95.50	90.00	88.70	85.10	76.90	75.80	75.20	74.80	74.30	73.90	19.50
Uppers		78.00	74.10	69.10	68.00	64.80	57.50	56.70	56.20	55.90	55.50	55.30	
EIFS	Steel	106.30	102.30	96.70	95.40	91.80	83.50	82.40	81.80	81.40	80.80	80.50	29.25
Uppers		88.80	84.60	79.50	78.20	74.90	67.40	66.50	66.00	65.60	65.20	64.90	
Dec. Conc. Blk	Wood	98.60	94.70	89.20	88.10	84.70	76.40	75.50	74.90	74.60	74.10	73.80	19.50
Uppers		77.90	74.10	69.00	68.00	64.90	57.40	56.70	56.30	56.00	55.60	55.40	
Dec. Conc. Blk	Steel	105.00	101.20	95.70	94.60	91.10	82.80	81.90	81.40	81.00	80.50	80.30	29.25
Uppers		88.40	84.40	79.20	78.00	74.70	67.10	66.40	65.90	65.60	65.20	65.00	
Conc. Tilt-Up	Wood	108.30	103.80	97.20	95.60	91.20	81.40	80.00	79.10	78.60	77.90	77.40	19.50
Uppers		85.50	81.10	75.20	73.80	69.90	61.30	60.20	59.50	59.10	58.60	58.20	
Conc. Tilt-Up	Steel	114.80	110.20	103.70	102.00	97.60	87.80	86.40	85.60	85.00	84.30	83.90	29.25
Uppers		96.00	91.40	85.40	83.80	79.80	71.00	69.90	69.20	68.70	68.10	67.80	
Metal	Steel	86.20	82.60	77.40	76.50	73.20	65.80	65.00	64.50	64.20	63.80	63.60	29.25
Metal	Wood	78.60	75.20	70.40	69.70	66.80	60.00	59.40	59.00	58.80	58.50	58.30	19.50

Note: Bays over 10,000 S.F. should be priced as anchor stores (see regional shopping centers).

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.		\$8.00
Geo-Thermal Heat Source	(+) P.S.F.		2.00
Basement Finish	(+) P.S.F.	\$30.00	- 44.00
No Ceiling	(-) P.S.F.		2.50
Sprinkler System	(+) P.S.F.		3.00
Bays w/ Restaurant Finish	(+) P.S.F. of Bay Size	21.50	- 32.00
Bays w/ Medical Office Finish	(+) P.S.F. of Bay Size	30.00	- 44.50
Bays w/ Bank Finish	(+) P.S.F. of Bay Size	31.00	- 46.50

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.	\$16.00	- \$23.00
Loading Docks	(+) P.S.F.	16.00	- 25.00
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



2 GRADE
EIFS – STEEL FRAME



2 GRADE
MALL INTERIOR



3 GRADE
BRICK & EIFS ON MASONRY – STEEL FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME

SPECIFICATIONS – REGIONAL SHOPPING CENTERS

The following schedule is designed for pricing medium to large size shopping centers having an enclosed concourse lined with satellite stores in strips with one or more anchor store.

Foundation: Reinforced concrete footings and foundation walls.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 18' high first floor, 16' high uppers.

Roof: Flat roof. Rubber membrane roofing or equivalent. (Deck varies with type of construction.)

Floors: Reinforced concrete at grade (uppers floor varies with type of construction). A mix of asphalt tile, commercial quality carpet, or terrazzo floor covering or equivalent.

Interior Finish: Drywall or equivalent. Drywall interior partitions. Sound proof and fire resistant divider partitions. Suspended acoustic ceiling.

Heating & Air Conditioning: Roof top, individual combination heating and air conditioning unit or equivalent.

Plumbing: Adequate porcelain or enamel plumbing fixtures.

Wiring: Pipe conduit wiring. Adequate fluorescent lighting fixtures.

Structural: Use proper schedule.

Store Fronts: Adequate average store front entrances. Anchor stores will have exterior average store front entrances and open entrance from mall concourse.

REGIONAL SHOPPING CENTERS

MALL AREA

		Square Feet of Area									Add for Bsmt
Exterior Walls	Framing	75,000	100,000	150,000	200,000	300,000	400,000	500,000	750,000	1,000,000 or Larger	
Conc. Block	Steel	\$91.50	\$90.20	\$89.00	\$88.20	\$87.30	\$86.70	\$86.50	\$86.10	\$86.00	\$29.25
Uppers		76.80	75.60	74.60	73.80	73.20	72.80	72.70	72.50	72.40	
Dec. Conc. Block	Steel	92.00	90.60	89.40	88.50	87.60	87.00	86.70	86.40	86.20	29.25
Uppers		77.20	75.90	74.90	74.00	73.40	73.00	72.90	72.70	72.60	
Brick/Block	Steel	96.80	94.70	92.80	91.50	90.20	89.30	88.90	88.50	88.30	29.25
Uppers		80.40	78.60	77.10	76.00	75.10	74.50	74.40	74.10	74.00	
Brick/Block	R' Conc.	101.50	99.40	97.50	96.20	94.90	94.00	93.70	93.30	93.00	34.25
Uppers		86.40	84.60	83.10	82.00	81.10	80.50	80.40	80.10	80.00	
Conc. Tilt-Up	Steel	95.60	93.70	92.00	90.80	89.50	88.70	88.40	88.00	87.80	29.25
Uppers		79.80	78.10	76.70	75.60	74.80	74.20	74.10	73.90	73.80	
Conc. Tilt-Up	R' Conc.	100.40	98.50	96.70	95.50	94.30	93.50	93.20	92.80	92.50	34.25
Uppers		86.20	84.40	83.00	81.90	81.00	80.40	80.30	80.10	79.90	
EIFS	Steel	93.00	91.40	90.00	89.10	88.10	87.40	87.20	86.80	86.60	29.25
Uppers		78.70	77.20	75.90	74.90	74.20	73.70	73.60	73.40	73.30	
EIFS on Masonry	Steel	95.20	93.30	91.60	90.50	89.30	88.50	88.20	87.80	87.60	29.25
Uppers		79.80	78.10	76.70	75.60	74.80	74.20	74.10	73.90	73.80	

ANCHOR STORES

		Square Feet of Area								Add for Bsmt
Exterior Walls	Framing	20,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000 or Larger	
Conc. Block	Steel	\$83.20	\$80.30	\$78.40	\$77.20	\$75.30	\$74.10	\$72.80	\$72.20	\$29.25
Uppers		69.80	66.70	64.80	63.60	62.00	60.80	59.70	59.10	
Dec. Conc. Block	Steel	82.70	79.90	78.10	76.90	75.00	73.90	72.70	72.10	29.25
Uppers		69.20	66.20	64.40	63.20	61.70	60.60	59.50	58.90	
Brick/Block	Steel	88.20	84.40	81.90	80.30	77.70	76.30	74.60	73.80	29.25
Uppers		72.90	69.30	67.00	65.50	63.50	62.20	60.80	60.00	
Brick/Block	R' Conc.	92.10	88.30	85.80	84.20	81.60	80.20	78.50	77.70	34.25
Uppers		78.10	74.40	72.10	70.70	68.70	67.30	65.90	65.20	
Conc. Tilt-Up	Steel	87.90	84.20	81.70	80.20	77.50	76.20	74.50	73.70	29.25
Uppers		73.30	69.60	67.30	65.80	63.70	62.30	60.90	60.20	
Conc. Tilt-Up	R' Conc.	91.80	88.10	85.60	84.10	81.40	80.10	78.40	77.60	34.25
Uppers		78.90	75.10	72.70	71.20	69.10	67.70	66.20	65.40	
EIFS	Steel	83.80	80.80	78.80	77.60	75.60	74.40	73.10	72.40	29.25
Uppers		71.00	67.70	65.60	64.30	62.60	61.30	60.10	59.40	
EIFS on Masonry	Steel	86.40	82.90	80.70	79.20	76.80	75.50	73.90	73.20	29.25
Uppers		72.30	68.70	66.50	65.10	63.20	61.90	60.60	59.80	

MAIN AREA ADJUSTMENTS

No Air Conditioning (Mall)	(-) P.S.F.									\$5.70
No Air Conditioning (Anchor)	(-) P.S.F.									5.70
Geo-Thermal Heat Source	(+) P.S.F.									2.00
Basement Finish	(+) P.S.F.							\$30.00	-	44.00
Office Mezzanine	(+) P.S.F.							41.50	-	61.50
Storage Mezzanine	(+) P.S.F.							23.00	-	34.00
Sprinkler System	(+) P.S.F.									2.75
Elevators										See "Analyzed Unit Cost" — Page 4 – 27
Moving Stairs										See "Analyzed Unit Cost" — Page 4 – 28

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.							\$16.00	-	\$23.00
Loading Docks	(+) P.S.F.							16.00	-	25.00
Automatic Dock Levelers										See "Analyzed Unit Cost" — Page 4 – 28
Paving & Yard Lighting										See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



4 GRADE
CONCRETE BLOCK – WOOD FRAME



3 GRADE
BRICK – REINFORCED CONCRETE FRAME



4 GRADE
WOOD FRAME



4 + 5 GRADE
BRICK VENEER – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY GENERAL OFFICE BUILDING

These buildings are designed to serve clerically oriented businesses such as law, finance, real estate, accounting, etc.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor at grade, uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade carpet or equivalent.

Interior Finish: Drywall or equivalent. Drywall on wood stud partitioning. Acoustical tile or equivalent ceilings.

Partitions: Ample amount of drywall or equivalent partitions.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Ample wiring with good quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

GENERAL OFFICE BUILDINGS



1 GRADE
CONCRETE – STEEL FRAME



2 GRADE
BRICK – STEEL FRAME



2 GRADE
BRICK ON BLOCK – STEEL FRAME



5 + 5 GRADE
SOLID BRICK – STEEL FRAME



5 GRADE
WOOD FRAME



5 – 10 GRADE
WOOD FRAME

GENERAL OFFICE BUILDINGS

Square Feet of Area

																			50,000 Add for	
Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	or Larger	Bsmt	
Frame	Wood	\$148.60	\$126.00	\$121.30	\$118.50	\$114.70	\$108.60	\$104.60	\$99.60	\$96.50	\$93.10	\$92.50	\$90.70	\$88.50	\$87.50	\$85.60	\$84.60	\$84.10	\$19.50	
Uppers		122.00	99.90	95.30	92.50	88.80	84.40	82.30	78.40	76.10	74.50	74.10	72.40	70.40	69.60	68.10	67.30	66.90		
Conc. Block or Tile	Wood	160.30	135.10	129.80	126.70	122.50	115.10	110.20	104.10	100.40	96.60	95.50	93.40	90.60	89.40	87.10	85.90	85.20	19.50	
Uppers		126.70	103.50	98.70	95.70	91.90	86.90	84.60	80.20	77.60	75.90	75.30	73.50	71.30	70.40	68.70	67.80	67.30		
Conc. Block or Tile	Steel	166.80	141.50	136.20	133.10	128.90	121.60	116.70	110.60	106.90	103.10	102.00	99.90	97.10	95.90	93.50	92.40	91.70	29.25	
Uppers		144.40	117.10	111.50	108.00	103.40	98.10	96.80	91.80	88.70	86.70	85.90	83.80	81.30	80.50	78.60	77.60	77.00		
Brick Veneer	Wood	173.30	145.20	139.30	135.80	131.10	122.30	116.50	109.20	104.80	100.40	98.90	96.40	93.00	91.60	88.80	87.40	86.50	19.50	
Uppers		140.50	114.20	108.70	105.50	101.10	94.60	91.20	85.60	82.20	80.00	78.90	76.60	73.80	72.70	70.50	69.40	68.70		
Brick Veneer	Steel	190.90	160.40	153.90	150.20	145.10	135.00	128.30	120.00	114.90	110.20	108.20	105.40	101.60	99.90	96.70	95.10	94.10	29.25	
Uppers		160.20	129.30	122.90	119.10	113.90	106.80	104.40	97.90	94.00	91.40	90.00	87.30	84.20	83.10	80.60	79.40	78.60		
Brick on Block	Wood	195.70	162.60	155.60	151.60	146.10	134.80	127.30	117.90	112.20	107.10	104.70	101.50	97.20	95.30	91.70	89.90	88.80	19.50	
Uppers		149.70	121.40	115.50	112.00	107.20	99.70	95.70	89.20	85.30	82.70	81.30	78.70	75.50	74.20	71.70	70.40	69.60		
Brick on Block	Steel	202.10	169.10	162.00	158.00	152.50	141.20	133.70	124.30	118.70	113.50	111.20	107.90	103.60	101.80	98.10	96.30	95.20	29.25	
Uppers		167.50	135.00	128.20	124.20	118.80	110.90	107.90	100.70	96.40	93.50	91.80	89.00	85.50	84.30	81.50	80.20	79.30		
Brick on Block	Wood	206.00	173.00	165.90	161.90	156.40	145.10	137.60	128.20	122.60	117.40	115.10	111.80	107.50	105.70	102.00	100.20	99.10	34.25	
Uppers		170.80	139.20	132.70	128.70	123.50	115.60	112.40	105.40	101.20	98.40	96.70	94.00	90.60	89.30	86.60	85.20	84.40		
Structural Glass	Steel	343.10	278.70	264.80	257.30	246.50	219.60	201.60	179.10	165.70	155.30	147.70	140.00	129.70	125.20	116.40	112.00	109.30	29.25	
Uppers		272.40	216.60	204.70	198.00	188.70	169.10	158.40	141.50	131.40	124.60	119.00	112.90	105.00	101.80	95.10	91.80	89.80		
Reinforced Conc.	Wood	187.00	155.90	149.30	145.50	140.30	130.00	123.10	114.50	109.30	104.50	102.50	99.50	95.60	93.90	90.60	88.90	87.90	19.50	
Uppers		146.50	118.90	113.10	109.70	105.10	97.90	94.10	87.90	84.20	81.80	80.40	78.00	74.90	73.70	71.30	70.00	69.30		
Reinforced Conc.	Steel	193.50	162.30	155.70	152.00	146.80	136.40	129.60	121.00	115.80	111.00	108.90	105.90	102.00	100.30	97.00	95.30	94.40	29.25	
Uppers		164.20	132.50	125.90	121.90	116.60	109.10	106.30	99.50	95.30	92.60	91.00	88.30	84.90	83.80	81.10	79.80	79.00		
Reinforced Conc.	R' Conc.	197.40	166.20	159.60	155.90	150.70	140.30	133.50	124.90	119.70	114.90	112.80	109.80	105.90	104.20	100.90	99.20	98.30	34.25	
Uppers		167.50	136.70	130.30	126.40	121.30	113.80	110.90	104.10	100.10	97.40	95.90	93.20	90.00	88.80	86.20	84.90	84.10		
EIFS	Wood	169.20	142.00	136.30	133.00	128.40	120.10	114.50	107.60	103.40	99.20	97.80	95.40	92.30	90.90	88.20	86.90	86.10	19.50	
Uppers		133.50	108.80	103.60	100.50	96.40	90.70	87.80	82.90	79.90	77.90	77.10	75.00	72.50	71.50	69.60	68.60	68.00		
EIFS	Steel	176.50	149.10	143.30	140.00	135.40	127.00	121.40	114.40	110.10	105.90	104.50	102.10	98.90	97.50	94.80	93.50	92.70	29.25	
Uppers		151.80	122.80	116.80	113.20	108.30	102.20	100.30	94.60	91.20	88.90	87.80	85.40	82.60	81.70	79.50	78.40	77.80		
Dec. Conc. Block	Wood	163.50	137.60	132.10	128.90	124.60	116.90	111.80	105.30	101.50	97.50	96.40	94.10	91.20	89.90	87.50	86.30	85.50	19.50	
Uppers		129.00	105.30	100.40	97.40	93.40	88.20	85.70	81.10	78.40	76.60	75.90	74.00	71.70	70.80	69.00	68.10	67.60		
Dec. Conc. Block	Steel	169.90	144.00	138.50	135.40	131.00	123.30	118.20	111.80	107.90	104.00	102.80	100.60	97.70	96.40	93.90	92.70	92.00	29.25	
Uppers		146.80	118.90	113.20	109.60	105.00	99.40	97.90	92.70	89.50	87.40	86.50	84.30	81.70	80.80	78.90	77.90	77.30		

MAIN AREA ADJUSTMENTS

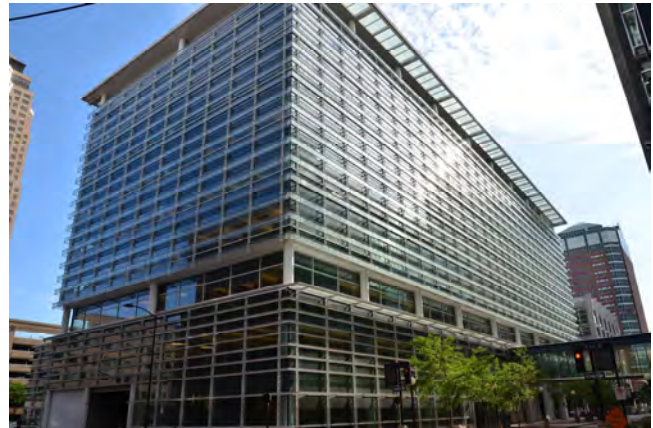
No Air Conditioning	(-)	P.S.F.		\$8.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Basement Finish	(+)	P.S.F.	\$38.00	- 58.00
Sprinkler System	(+)	P.S.F.		3.00
Elevators			See "Analyzed Unit Cost" — Page 4 — 27	

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	- \$23.00
Portico	(+)	P.S.F.	20.00	- 30.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 — 14	



E GRADE
GRANITE – STEEL FRAME



1 GRADE
STRUCTURAL GLASS – STEEL FRAME



3 GRADE
BRICK ON BLOCK – REINFORCED CONCRETE FRAME



4 GRADE
BRICK ON BLOCK – REINFORCED CONCRETE FRAME

SPECIFICATIONS – AVERAGE QUALITY HIGH RISE OFFICE BUILDING

These buildings, 5 stories or taller, are designed to house a mix of office occupancies.

Foundation: Reinforced concrete or equivalent, can include piles or caissons.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor at grade, uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade carpet or equivalent.

Interior Finish: Drywall or equivalent. Drywall on wood stud partitioning. Acoustical tile or equivalent ceilings.

Partitions: Ample amount of drywall or equivalent partitions.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Ample wiring with good quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Conveying: Adequate passenger and freight elevators.

HIGH RISE OFFICE BUILDINGS



1 GRADE
CONCRETE – CONCRETE FRAME



2 GRADE
CONCRETE – STEEL FRAME



3 GRADE
CONCRETE – CONCRETE FRAME



3 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
BRICK – STEEL FRAME



4 GRADE
BRICK ON BLOCK – REINFORCED CONCRETE FRAME

HIGH RISE OFFICE BUILDING

Square Feet of Area

		Square Feet of Area														Add for
		2,500	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	Bsmt
Exterior Walls	Framing															
Frame	Wood	\$290.50	\$244.40	\$218.90	\$193.30	\$167.80	\$159.80	\$155.60	\$133.20	\$128.30	\$122.80	\$121.20	\$120.00	\$119.10	\$115.30	\$29.00
Uppers		137.40	104.10	98.40	93.80	87.80	81.60	78.60	75.50	73.60	71.90	71.70	71.10	70.70	70.30	
Conc. Block or Tile	Wood	303.10	252.00	225.60	199.20	172.80	163.90	159.20	136.10	130.80	125.10	123.20	121.90	120.90	117.00	29.00
Uppers		143.60	107.80	101.60	96.70	90.20	83.60	80.30	77.00	74.80	72.70	72.70	72.10	71.50	71.10	
Conc. Block or Tile	Steel	313.50	262.40	236.00	209.70	183.30	174.40	169.70	146.60	141.30	135.50	133.70	132.30	131.30	127.50	43.00
Uppers		158.70	122.90	116.50	111.30	104.50	97.70	94.40	91.00	88.70	86.50	86.50	85.90	85.30	84.80	
Brick Veneer	Wood	306.40	253.90	227.30	200.70	174.20	165.00	160.20	136.90	131.50	125.70	123.70	122.40	121.30	117.50	29.00
Uppers		147.80	110.30	103.90	98.60	91.90	85.00	81.50	78.00	75.70	73.80	73.40	72.70	72.10	71.60	
Brick Veneer	Steel	323.30	268.30	241.30	214.20	187.20	177.60	172.50	148.90	143.30	137.30	135.30	133.80	132.70	128.80	43.00
Uppers		164.00	126.10	119.30	113.70	106.70	99.40	95.90	92.30	89.80	87.80	87.40	86.70	86.00	85.50	
Brick on Block	Wood	317.60	260.70	233.30	206.00	178.70	168.70	163.40	139.50	133.70	127.70	125.60	124.10	122.90	119.00	29.00
Uppers		152.90	113.40	106.60	101.00	94.00	86.70	83.00	79.20	76.70	74.40	74.30	73.50	72.90	72.30	
Brick on Block	Steel	328.10	271.10	243.80	216.50	189.10	179.20	173.80	150.00	144.20	138.10	136.00	134.50	133.40	129.40	43.00
Uppers		168.10	128.60	121.50	115.60	108.30	100.70	97.10	93.20	90.60	88.20	88.00	87.30	86.60	86.00	
Brick on Block	R' Conc.	332.90	275.90	248.60	221.30	193.90	184.00	178.60	154.80	149.00	142.90	140.80	139.30	138.20	134.20	49.00
Uppers		173.80	134.30	127.30	121.50	114.20	106.70	103.20	99.30	96.70	94.20	94.10	93.30	92.70	92.10	
Structural Glass	Steel	420.00	326.30	292.80	259.30	225.90	209.20	200.00	171.40	162.60	154.70	151.00	148.40	146.40	141.70	43.00
Uppers		224.20	162.20	151.40	141.80	130.70	119.00	113.10	106.30	101.80	99.10	97.20	95.80	94.60	93.50	
Reinforced Conc.	R' Conc.	323.50	270.30	243.60	216.90	190.20	180.90	176.00	152.60	147.10	141.30	139.30	137.90	136.80	133.00	49.00
Uppers		167.70	130.60	124.00	118.60	111.80	104.70	101.40	97.90	95.40	93.10	93.10	92.40	91.80	91.30	
Conc. Tilt-Up	Steel	324.80	269.20	242.00	214.90	187.80	178.10	172.90	149.20	143.50	135.50	135.50	134.00	132.90	129.00	43.00
Uppers		166.30	127.50	120.60	114.80	107.60	100.10	96.60	92.80	90.20	87.80	87.70	87.00	86.40	85.80	
Conc. Tilt-Up	Conc.	329.60	274.00	246.80	219.70	192.60	182.90	177.70	154.00	148.30	140.30	140.30	138.80	137.70	133.80	49.00
Uppers		172.00	133.20	126.30	120.60	113.40	106.10	102.70	98.80	96.30	93.90	93.80	93.10	92.40	91.90	
EIFS	Wood	303.30	252.10	225.70	199.30	172.90	164.00	159.30	136.20	130.90	125.10	123.20	121.90	120.90	117.00	29.00
Uppers		143.80	107.90	101.80	96.80	90.30	83.70	80.40	77.00	74.90	73.10	72.80	72.10	71.60	71.10	
EIFS	Steel	314.30	262.90	236.40	210.00	183.60	174.70	169.90	146.70	141.40	135.70	133.80	132.50	131.40	127.60	43.00
Uppers		159.30	123.30	116.80	111.50	104.80	97.90	94.60	91.20	88.80	87.00	86.60	85.90	85.40	84.90	
Dec. Conc. Block	Wood	303.70	252.30	225.90	199.50	173.10	164.20	159.40	136.30	131.00	125.20	123.30	122.00	121.00	117.10	29.00
Uppers		144.00	108.00	101.90	96.80	90.40	83.70	80.40	77.10	74.90	72.70	72.80	72.10	71.60	71.10	
Dec. Conc. Block	Steel	314.20	262.80	236.40	210.00	183.50	174.60	169.90	146.70	141.40	135.60	133.80	132.40	131.40	127.50	43.00
Uppers		159.10	123.20	116.70	111.40	104.70	97.80	94.50	91.10	88.80	86.60	86.60	85.90	85.30	84.80	
Granite/Marble	Steel	385.90	305.80	274.60	243.40	212.20	198.00	190.30	163.40	155.80	148.50	145.50	143.30	141.60	137.10	43.00
Uppers		205.70	151.10	141.60	133.20	123.30	113.00	107.80	102.00	98.10	94.90	94.20	93.00	92.00	91.10	

Above prices are based on a 5 story building. Add 1% to all upper prices only for each story above 5 stories. (i.e. 10 story building = uppers price x 5% for floors 2 thru 10.)

MAIN AREA ADJUSTMENTS			
No Air Conditioning	(-)	P.S.F.	\$8.00
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Basement Finish	(+)	P.S.F.	\$38.00 - 58.00
Sprinkler System	(+)	P.S.F.	4.00
OTHER AREA ADJUSTMENTS			
Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Portico	(+)	P.S.F.	20.00 - 30.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 - 14



3 + 10 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
BRICK VENEER – WOOD FRAME



4 + 10 GRADE
WOOD FRAME



4 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY MEDICAL – DENTAL OFFICE BUILDING

Use of this section is limited to medical or dental office buildings.

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor and 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor at grade. Uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade carpet or equivalent.

Interior Finish: Drywall or equivalent. Suspended acoustical tile or equivalent ceilings.

Partitions: High concentration of drywall on wood stud or equivalent.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Abundance of good quality fixtures.

Wiring: Abundance of good quality fluorescent and/or incandescent fixtures and outlets.

Structural: Use proper schedule.



1 GRADE
BRICK VENEER – STEEL FRAME



2 GRADE
BRICK VENEER – WOOD FRAME



2 GRADE
BRICK ON BLOCK – STEEL FRAME



3 GRADE
BRICK VENEER – STEEL FRAME



4 GRADE
BRICK ON BLOCK – STEEL FRAME



5 GRADE
WOOD FRAME

MEDICAL AND DENTAL OFFICE BUILDING

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000 or Larger	Add for Bsmt
Frame	Wood	\$168.80	\$146.20	\$141.40	\$138.60	\$134.90	\$128.80	\$124.80	\$119.70	\$116.70	\$114.70	\$112.70	\$110.90	\$108.60	\$107.60	\$105.70	\$104.80	\$104.20	\$19.50
Uppers		142.20	120.00	115.40	112.60	108.90	107.10	102.50	98.60	96.20	94.70	94.30	92.60	90.50	89.80	88.20	87.50	87.00	
Conc. Block or Tile	Wood	180.50	155.20	149.90	146.80	142.60	135.30	130.40	124.30	120.60	118.10	115.70	113.60	110.80	109.60	107.20	106.10	105.40	19.50
Uppers		146.80	123.60	118.80	115.90	112.00	107.10	104.70	100.40	97.80	96.00	95.50	93.60	91.40	90.50	88.80	88.00	87.50	
Conc. Block or Tile	Steel	186.90	161.70	156.40	153.30	149.10	141.70	136.80	130.70	127.00	124.60	122.10	120.00	117.20	116.00	113.70	112.50	111.80	29.25
Uppers		164.60	137.20	131.60	128.10	123.60	118.20	116.90	111.90	108.90	106.90	106.00	103.90	101.40	100.60	98.70	97.80	97.20	
Brick Veneer	Wood	193.40	165.30	159.40	156.00	151.30	142.50	136.60	129.30	124.90	122.00	119.00	116.50	113.20	111.70	108.90	107.50	106.70	19.50
Uppers		160.60	134.40	128.90	125.60	121.20	114.80	111.40	105.70	102.40	100.10	99.00	96.80	94.00	92.80	90.60	89.50	88.90	
Brick Veneer	Steel	211.10	180.50	174.00	156.00	151.30	142.50	136.60	129.30	124.90	122.00	119.00	116.50	113.20	111.70	108.90	115.20	114.20	29.25
Uppers		180.30	149.50	143.10	139.20	134.10	127.00	124.50	118.00	114.10	111.50	110.10	107.50	104.30	103.20	100.80	99.50	98.80	
Brick on Block	Wood	216.60	183.30	176.30	172.20	166.70	155.30	147.80	138.30	132.60	128.80	125.00	121.80	117.50	115.60	111.90	110.10	109.00	19.50
Uppers		169.90	141.60	135.60	132.10	127.40	119.90	115.80	109.30	105.50	102.90	101.40	98.90	95.70	94.40	91.80	90.60	89.80	
Brick on Block	Steel	223.00	189.80	182.70	178.70	173.20	161.80	154.20	144.70	139.10	135.30	131.50	128.20	123.90	122.00	118.40	116.50	115.40	29.25
Uppers		187.60	155.10	148.40	144.30	138.90	131.00	128.00	120.90	116.60	113.70	112.00	109.10	105.70	104.40	101.70	100.30	99.50	
Brick on Block	R' Conc.	226.90	189.80	182.70	178.70	173.20	161.80	154.20	144.70	139.10	135.30	131.50	128.20	123.90	122.00	118.40	116.50	115.40	34.25
Uppers		190.90	159.40	152.80	148.90	143.60	135.80	132.60	125.60	121.30	118.50	116.90	114.10	110.70	109.50	106.80	105.40	104.60	
Structural Glass	Steel	363.30	298.90	285.00	277.40	266.70	239.70	221.80	199.30	185.80	176.80	167.90	160.20	149.90	145.40	136.50	132.10	129.50	29.25
Uppers		292.50	236.70	224.90	218.10	208.80	189.30	178.50	161.70	151.50	144.80	139.20	133.00	125.10	121.90	115.30	112.00	110.00	
Reinforced Conc.	Wood	207.20	176.00	169.40	165.70	156.90	150.10	143.30	134.70	129.50	126.10	122.60	119.60	115.70	114.00	110.70	109.00	108.10	19.50
Uppers		166.60	139.00	133.30	129.80	125.20	118.10	114.30	108.10	104.40	101.90	100.60	98.10	95.10	93.80	91.40	90.20	89.50	
Reinforced Conc.	Steel	213.60	182.50	175.90	172.10	166.90	156.60	149.70	141.10	135.90	132.50	129.10	126.10	122.20	120.50	117.20	115.50	114.50	29.25
Uppers		184.40	152.60	146.00	142.00	136.80	129.20	126.50	119.60	115.50	112.70	111.10	108.40	105.10	103.90	101.30	100.00	97.90	
Reinforced Conc.	R' Conc.	217.50	186.40	179.80	176.00	170.80	160.50	153.60	145.00	139.80	136.40	133.00	130.00	126.10	124.40	121.10	119.40	118.40	34.25
Uppers		187.70	156.90	150.50	146.60	141.40	134.00	131.00	124.30	120.30	117.60	116.10	113.40	110.10	108.90	106.30	105.00	104.30	
EIFS	Wood	189.40	162.20	156.40	153.10	145.00	140.20	134.70	127.70	123.50	120.80	118.00	115.60	112.40	111.00	108.40	107.10	106.30	19.50
Uppers		153.60	128.90	123.80	120.70	116.50	110.90	108.00	103.00	100.00	98.00	97.20	95.20	92.70	91.70	89.70	88.70	88.20	
EIFS	Steel	196.70	169.30	163.50	160.20	155.60	147.20	141.50	134.50	130.30	127.50	124.70	122.20	119.00	117.60	114.90	113.60	112.80	29.25
Uppers		172.00	143.00	137.00	133.30	128.50	122.30	120.50	114.80	111.30	109.10	107.90	105.60	102.80	101.80	99.70	98.60	97.90	
Dec. Conc. Block	Wood	183.60	157.70	152.20	149.10	144.70	137.00	131.90	125.50	121.60	119.10	116.50	114.30	111.40	110.10	107.60	106.40	105.70	19.50
Uppers		149.20	125.50	120.50	117.50	113.60	108.40	105.90	101.30	98.60	96.70	96.10	94.20	91.80	90.90	89.10	88.30	87.70	
Dec. Conc. Block	Steel	190.10	164.20	158.70	155.50	151.20	143.50	138.40	131.90	128.10	125.50	123.00	120.70	117.80	116.50	114.10	112.90	112.10	29.25
Uppers		166.90	139.00	133.30	129.80	125.10	119.50	118.10	112.80	109.70	107.60	106.60	104.40	101.80	101.00	99.00	98.00	97.40	

Note: Facilities with surgical centers should be priced as hospitals.

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$10.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Basement Finish	(+)	P.S.F.	\$38.00	- 58.00
Sprinkler System	(+)	P.S.F.		3.00
Elevators			See "Analyzed Unit Cost" — Page 4 — 27	

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	- \$23.00
Portico	(+)	P.S.F.	20.00	- 30.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 — 14	



3 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
WOOD FRAME



4 – 5 GRADE
WOOD FRAME



5 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY VETERINARY CLINIC BUILDING

Use of this section is limited to veterinary clinics and kennel buildings.

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor and 10' high uppers.

Roof: Rubber membrane roofing or equivalent (roof deck varies with type of construction).

Floors: 4" reinforced concrete floor at grade. Uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade tile flooring or equivalent.

Interior Finish: Drywall or equivalent, suspended acoustical tile or equivalent ceilings.

Partitions: High concentration of drywall on stud, cement block partitioning or equivalent.

Heating & Air Conditioning: Forced hot air and air conditioning system, or equivalent.

Plumbing: Abundance of plumbing fixtures.

Wiring: Fluorescent and/or incandescent lighting.

Structural: Use proper schedule.

Other: Kennel areas will lack interior finishes, floor coverings, partitioning and cabinets which are included in the base prices (see "Kennel Area" adjustment on following page).

VETERINARY CLINIC BUILDINGS

Square Feet of Area

		50,000 Add for																	
Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	or Larger	Bsmt
Frame	Wood	\$165.90	\$143.30	\$138.50	\$135.70	\$132.00	\$125.90	\$121.90	\$116.80	\$113.80	\$111.80	\$109.80	\$108.00	\$105.70	\$104.70	\$102.80	\$101.90	\$101.30	\$19.50
Uppers		139.30	117.10	112.50	109.70	106.00	104.20	99.60	95.70	93.30	91.80	91.40	89.70	87.60	86.90	85.30	84.60	84.10	
Conc. Block or Tile	Wood	177.60	152.30	147.00	143.90	139.70	132.40	127.50	121.40	117.70	115.20	112.80	110.70	107.90	106.70	104.30	103.20	102.50	19.50
Uppers		143.90	120.70	115.90	113.00	109.10	104.20	101.80	97.50	94.90	93.10	92.60	90.70	88.50	87.60	85.90	85.10	84.60	
Conc. Block or Tile	Steel	184.00	158.80	153.50	150.40	146.20	138.80	133.90	127.80	124.10	121.70	119.20	117.10	114.30	113.10	110.80	109.60	108.90	29.25
Uppers		161.70	134.30	128.70	125.20	120.70	115.30	114.00	109.00	106.00	104.00	103.10	101.00	98.50	97.70	95.80	94.90	94.30	
Brick Veneer	Wood	190.50	162.40	156.50	153.10	148.40	139.60	133.70	126.40	122.00	119.10	116.10	113.60	110.30	108.80	106.00	104.60	103.80	19.50
Uppers		157.70	131.50	126.00	122.70	118.30	111.90	108.50	102.80	99.50	97.20	96.10	93.90	91.10	89.90	87.70	86.60	86.00	
Brick Veneer	Steel	208.20	177.60	171.10	153.10	148.40	139.60	133.70	126.40	122.00	119.10	116.10	113.60	110.30	108.80	106.00	112.30	111.30	29.25
Uppers		177.40	146.60	140.20	136.30	131.20	124.10	121.60	115.10	111.20	108.60	107.20	104.60	101.40	100.30	97.90	96.60	95.90	
Brick on Block	Wood	213.70	180.40	173.40	169.30	163.80	152.40	144.90	135.40	129.70	125.90	122.10	118.90	114.60	112.70	109.00	107.20	106.10	19.50
Uppers		167.00	138.70	132.70	129.20	124.50	117.00	112.90	106.40	102.60	100.00	98.50	96.00	92.80	91.50	88.90	87.70	86.90	
Brick on Block	Steel	220.10	186.90	179.80	175.80	170.30	158.90	151.30	141.80	136.20	132.40	128.60	125.30	121.00	119.10	115.50	113.60	112.50	29.25
Uppers		184.70	152.20	145.50	141.40	136.00	128.10	125.10	118.00	113.70	110.80	109.10	106.20	102.80	101.50	98.80	97.40	96.60	
Brick on Block	R' Conc.	224.00	186.90	179.80	175.80	170.30	158.90	151.30	141.80	136.20	132.40	128.60	125.30	121.00	119.10	115.50	113.60	112.50	34.25
Uppers		188.00	156.50	149.90	146.00	140.70	132.90	129.70	122.70	118.40	115.60	114.00	111.20	107.80	106.60	103.90	102.50	101.70	
Structural Glass	Steel	360.40	296.00	282.10	274.50	263.80	236.80	218.90	196.40	182.90	173.90	165.00	157.30	147.00	142.50	133.60	129.20	126.60	29.25
Uppers		289.60	233.80	222.00	215.20	205.90	186.40	175.60	158.80	148.60	141.90	136.30	130.10	122.20	119.00	112.40	109.10	107.10	
Reinforced Conc.	Wood	204.30	173.10	166.50	162.80	154.00	147.20	140.40	131.80	126.60	123.20	119.70	116.70	112.80	111.10	107.80	106.10	105.20	19.50
Uppers		163.70	136.10	130.40	126.90	122.30	115.20	111.40	105.20	101.50	99.00	97.70	95.20	92.20	90.90	88.50	87.30	86.60	
Reinforced Conc.	Steel	210.70	179.60	173.00	169.20	164.00	153.70	146.80	138.20	133.00	129.60	126.20	123.20	119.30	117.60	114.30	112.60	111.60	29.25
Uppers		181.50	149.70	143.10	139.10	133.90	126.30	123.60	116.70	112.60	109.80	108.20	105.50	102.20	101.00	98.40	97.10	95.00	
Reinforced Conc.	R' Conc.	214.60	183.50	176.90	173.10	167.90	157.60	150.70	142.10	136.90	133.50	130.10	127.10	123.20	121.50	118.20	116.50	115.50	34.25
Uppers		184.80	154.00	147.60	143.70	138.50	131.10	128.10	121.40	117.40	114.70	113.20	110.50	107.20	106.00	103.40	102.10	101.40	
EIFS	Wood	186.50	159.30	153.50	150.20	142.10	137.30	131.80	124.80	120.60	117.90	115.10	112.70	109.50	108.10	105.50	104.20	103.40	19.50
Uppers		150.70	126.00	120.90	117.80	113.60	108.00	105.10	100.10	97.10	95.10	94.30	92.30	89.80	88.80	86.80	85.80	85.30	
EIFS	Steel	193.80	166.40	160.60	157.30	152.70	144.30	138.60	131.60	127.40	124.60	121.80	119.30	116.10	114.70	112.00	110.70	109.90	29.25
Uppers		169.10	140.10	134.10	130.40	125.60	119.40	117.60	111.90	108.40	106.20	105.00	102.70	99.90	98.90	96.80	95.70	95.00	
Dec. Conc. Block	Wood	180.70	154.80	149.30	146.20	141.80	134.10	129.00	122.60	118.70	116.20	113.60	111.40	108.50	107.20	104.70	103.50	102.80	19.50
Uppers		146.30	122.60	117.60	114.60	110.70	105.50	103.00	98.40	95.70	93.80	93.20	91.30	88.90	88.00	86.20	85.40	84.80	
Dec. Conc. Block	Steel	187.20	161.30	155.80	152.60	148.30	140.60	135.50	129.00	125.20	122.60	120.10	117.80	114.90	113.60	111.20	110.00	109.20	29.25
Uppers		164.00	136.10	130.40	126.90	122.20	116.60	115.20	109.90	106.80	104.70	103.70	101.50	98.90	98.10	96.10	95.10	94.50	
Metal	Wood	148.10	126.40	121.80	119.10	115.50	109.90	106.60	101.90	99.60	97.70	95.80	94.10	92.00	91.00	89.20	88.30	87.80	19.50
Metal	Steel	169.20	143.90	138.50	135.40	131.20	123.70	117.70	111.60	108.40	106.00	103.50	101.40	98.60	97.40	95.00	93.90	93.20	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$10.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Kennel Area (Limited Finish)	(-)	P.S.F.		39.00
Basement Finish	(+)	P.S.F.	\$38.00	- 58.00
Sprinkler System	(+)	P.S.F.		3.00
Elevators				

See "Analyzed Unit Cost" — Page 4 — 27

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	- \$23.00
Portico	(+)	P.S.F.	20.00	- 30.00
Paving & Yard Lighting				

See "Commercial and Industrial Schedule Short Form" — Page 5 — 14



4 GRADE
METAL – STEEL FRAME



5 GRADE
TILE (CONCRETE BLOCK) – WOOD FRAME

SPECIFICATIONS – BOWLING ALLEY BUILDING

There are few variations in bowling alley buildings and therefore grades will generally vary only with quality of construction.

Foundation: Reinforced concrete footings and foundation walls.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high walls.

Roof: Flat roof. Rubber membrane or equivalent. (Roof deck varies with type of structure.)

Floor: Concrete on grade. Vinyl tile or commercial grade carpet in front portion (no floor covering in alley area).

Interior Finish: Drywall interior. Ceilings are acoustic panels suspended. Minimal drywall partitions.

Heating & Air Conditioning: Combination forced hot air or rooftop package units.

Plumbing: Adequate enamel fixtures.

Wiring: Pipe conduit wiring. Good fluorescent fixtures.

Structural: Use proper schedule.

Note: Bowling lanes are not included.



4 + 10 GRADE
CONCRETE BLOCK – STEEL FRAME

BOWLING ALLEYS

		Square Feet of Area											
Exterior Walls	Framing	4,000	5,000	7,500	10,000	15,000	20,000	25,000	30,000	40,000	50,000 or Larger	Add for Bsmt	
Frame	Wood	\$80.40	\$77.80	\$73.50	\$71.60	\$69.30	\$67.40	\$66.70	\$66.00	\$64.70	\$64.10	\$19.50	
Metal	Steel	73.70	70.10	65.30	63.60	61.20	59.10	58.30	57.50	56.10	55.40	29.25	
Concrete Block	Wood	85.00	82.10	76.80	74.40	71.70	69.40	68.60	67.70	66.20	65.40	19.50	
Concrete Block	Steel	91.40	88.50	83.20	80.90	78.20	75.90	75.00	74.10	72.60	71.90	29.25	
Brick on Block	Wood	95.40	92.00	84.10	80.30	76.30	73.50	72.10	70.80	68.90	67.90	19.50	
Brick on Block	Steel	101.90	98.50	90.50	86.80	82.70	79.90	78.50	77.30	75.40	74.40	29.25	
Brick on Block	R' Conc.	105.80	102.40	94.40	90.70	86.60	83.80	82.40	81.20	79.30	78.30	34.25	
Dec. Conc. Block	Wood	83.50	81.10	75.50	73.00	70.20	68.30	67.30	66.50	65.20	64.50	19.50	
Dec. Conc. Block	Steel	90.00	87.50	82.00	79.50	76.60	74.70	73.80	72.90	71.60	70.90	29.25	
EIFS on Masonry	Wood	92.10	89.00	81.70	78.30	74.60	72.00	70.80	69.60	67.90	66.90	19.50	
EIFS on Masonry	Steel	98.50	95.40	88.10	84.70	81.00	78.50	77.20	76.10	74.30	73.40	29.25	
EIFS	Wood	85.90	83.20	77.20	74.40	71.40	69.30	68.30	67.30	65.90	65.20	19.50	
EIFS	Steel	92.70	90.00	83.90	81.10	78.00	75.90	74.90	73.90	72.50	71.70	29.25	
Conc. Tilt-Up	Steel	99.80	96.50	89.00	85.50	81.60	79.00	77.70	76.50	74.70	73.70	29.25	
Conc. Tilt-Up	R' Conc.	103.70	100.40	92.90	89.40	85.50	82.90	81.60	80.40	78.60	77.60	34.25	

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.	\$6.10
Geo-Thermal Heat Source	(+)	P.S.F.	2.00
Office Mezzanine	(+)	P.S.F.	\$50.00 - 65.00
Sprinkler System	(+)	P.S.F.	2.75
No Ceiling	(-)	P.S.F.	2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Portico	(+)	P.S.F.	20.00 - 30.00
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



4 GRADE
CONCRETE BLOCK – STEEL FRAME



4 – 10 GRADE
CONCRETE BLOCK – STEEL FRAME

SPECIFICATIONS – SKATING RINK BUILDING

There are few variations in skating rink buildings and therefore grades will generally vary only with quality of construction.

Foundation: Reinforced concrete footings and foundation walls.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high walls.

Roof: Flat roof. Rubber membrane or equivalent. (Roof deck varies with type of structure.)

Floor: Concrete on grade. Hardwood or epoxy type covering or equivalent.

Interior Finish: Drywall interior. Ceilings are acoustic panels suspended. Minimal drywall partitions.

Heating & Air Conditioning: Combination forced hot air or rooftop package units.

Plumbing: Adequate enamel fixtures.

Wiring: Pipe conduit wiring. Good fluorescent fixtures.

Structural: Use proper schedule.

Note: Large facilities with stadium seating will cost significantly more than the prices shown.

SKATING RINKS

Square Feet of Area

Exterior Walls	Framing	4,000	5,000	7,500	10,000	15,000	20,000	25,000	30,000	40,000	50,000 or Larger	Add for Bsm't
Frame	Wood	\$87.60	\$85.50	\$80.80	\$78.80	\$76.30	\$74.80	\$74.00	\$73.30	\$72.20	\$71.60	\$19.50
Metal	Steel	85.50	81.50	76.10	74.10	71.20	68.90	68.00	67.10	65.50	64.80	29.25
Concrete Block	Wood	95.40	92.30	86.60	84.10	81.10	78.70	77.80	76.80	75.20	74.40	19.50
Concrete Block	Steel	101.80	98.80	93.10	90.50	87.60	85.20	84.20	83.20	81.60	80.90	29.25
Brick on Block	Wood	107.50	103.80	95.10	91.00	86.50	83.50	82.00	80.60	78.50	77.40	19.50
Brick on Block	Steel	113.90	110.30	101.50	97.40	93.00	89.90	88.40	87.00	85.00	83.80	29.25
Brick on Block	R' Conc.	117.80	114.20	105.40	101.30	96.90	93.80	92.30	90.90	88.90	87.70	34.25
Dec. Conc. Block	Wood	94.10	91.50	85.50	82.80	79.70	77.60	76.60	75.70	74.30	73.50	19.50
Dec. Conc. Block	Steel	100.60	97.90	91.90	89.20	86.10	84.10	83.10	82.10	80.70	80.00	29.25
EIFS on Masonry	Wood	103.80	100.40	92.40	88.70	84.60	81.90	80.50	79.20	77.30	76.30	19.50
EIFS on Masonry	Steel	110.20	106.80	98.90	95.20	91.10	88.30	86.90	85.70	83.80	82.70	29.25
EIFS	Wood	96.70	93.80	87.30	84.30	81.00	78.70	77.60	76.60	75.10	74.30	19.50
EIFS	Steel	103.50	100.70	94.10	91.00	87.70	85.40	84.30	83.20	81.70	80.80	29.25
Conc. Tilt-Up	Steel	111.60	108.10	99.90	96.00	91.80	88.90	87.50	86.20	84.20	83.10	29.25
Conc. Tilt-Up	R' Conc.	115.50	112.00	103.80	99.90	95.70	92.80	91.40	90.10	88.10	87.00	34.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$6.10
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Office Mezzanine	(+)	P.S.F.	\$50.00	- 65.00
Sprinkler System	(+)	P.S.F.		2.75
No Ceiling	(-)	P.S.F.		2.50
Ice Skating	(+)	P.S.F.	6.50	- 12.00

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	- \$23.00
Portico	(+)	P.S.F.	20.00	- 30.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



2 + 10 GRADE
BRICK – STEEL FRAME



4 GRADE
EIFS – WOOD FRAME



4 GRADE
BRICK – STEEL FRAME



5 GRADE
BRICK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY MAIN & BRANCH BANK BUILDINGS

The costs in this schedule reflect only improvements which are meant to house either banking or savings and loan institutions.

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high first floor, 10' high uppers.

Roof: Can be any style with good quality roofing materials. (Roof deck varies with type of structure.)

Floors: Varies with schedule used. 4" reinforced concrete at grade. Uppers (and buildings with basements) floor deck varies with type of structure.

Floor Coverings: Good quality commercial carpet, asphalt tile, part terrazzo, or equivalent.

Interior Finish: High quality interior finish, often with expensive ornamentation. Adequate good quality partitions.

Heating & Air Conditioning: Good quality central systems.

Plumbing: Adequate good quality fixtures.

Wiring: Pipe conduit wiring with numerous good quality fixtures and outlets.

Structural: Use proper schedule.

Uppers: Good quality offices.

MAIN & BRANCH BANK BUILDINGS



1 GRADE
BRICK – STEEL FRAME



2 GRADE
BRICK VENEER – STEEL FRAME



3 + 10 GRADE
WOOD FRAME



3 GRADE
BRICK - STEEL FRAME



4 GRADE
WOOD FRAME



5 GRADE
WOOD FRAME

MAIN AND BRANCH BANK BUILDINGS

Square Feet of Area

Exterior Walls	Framing	100	250	500	750	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000 or Larger	Add for Bsm't
Concrete Block	Wood	\$705.50	\$415.50	\$273.80	\$229.20	\$206.90	\$193.50	\$184.70	\$173.50	\$160.80	\$152.30	\$141.70	\$135.30	\$131.00	\$126.80	\$123.00	\$118.30	\$21.00
Uppers		277.50	182.80	138.30	124.90	118.20	113.40	110.50	106.60	100.80	97.90	92.90	89.90	87.80	87.00	84.90	82.40	
Concrete Block	Steel	711.90	422.00	280.20	235.70	213.40	199.90	191.10	180.00	167.20	158.70	148.10	141.70	137.50	133.20	129.40	124.80	30.00
Uppers		328.30	208.80	156.00	139.80	131.80	126.10	122.70	118.10	112.00	110.10	104.40	101.00	98.70	97.50	95.20	92.40	
Brick Veneer	Wood	740.00	439.70	289.30	242.50	219.00	204.80	195.60	183.90	169.40	159.80	147.70	140.50	135.70	130.80	126.50	121.20	21.00
Uppers		308.10	204.30	152.10	136.60	128.90	123.40	120.20	115.80	108.50	104.60	98.20	94.40	91.90	90.60	88.00	84.90	
Brick Veneer	Steel	772.20	464.20	307.40	258.80	234.50	219.70	210.20	198.10	182.30	171.80	158.70	150.80	145.50	140.30	135.60	129.80	30.00
Uppers		363.40	233.40	171.80	153.30	144.00	137.60	133.80	119.20	111.30	104.60	101.10	96.80	93.90	92.20	89.30	85.80	
Brick	Wood	775.60	461.30	299.20	249.20	224.30	209.00	199.30	186.80	170.00	158.80	144.80	136.40	130.80	125.20	120.20	114.00	21.00
Uppers		328.70	218.70	161.30	144.50	136.10	130.20	126.70	122.00	113.60	109.00	101.80	97.50	94.70	92.90	90.10	86.60	
Brick	Steel	793.10	478.80	316.80	266.80	241.80	226.60	216.80	204.30	187.50	176.30	162.30	153.90	148.30	142.70	137.70	131.50	30.00
Uppers		379.50	244.70	179.00	159.50	149.70	142.90	138.90	133.50	124.80	121.20	113.40	108.60	105.50	103.50	100.40	96.60	
Brick	R' Conc.	797.00	482.70	320.70	270.70	245.70	230.50	220.70	208.20	191.40	180.20	166.20	157.80	152.20	146.60	141.60	135.40	35.00
Uppers		375.50	246.10	182.40	163.40	153.90	147.30	143.40	138.20	129.50	125.80	118.00	113.40	110.30	108.40	105.40	101.70	
Conc. Tilt-Up	Steel	780.10	469.70	310.90	261.80	237.30	222.30	212.70	200.40	184.30	173.50	160.00	152.00	146.60	141.20	136.40	130.40	30.00
Uppers		372.30	239.60	175.80	156.70	147.20	140.60	136.60	131.30	124.80	119.70	112.10	107.60	104.50	102.70	99.70	96.00	
Conc. Tilt-Up	R' Conc.	784.00	473.60	314.80	265.70	241.20	226.20	216.60	204.30	188.20	177.40	163.90	155.90	150.50	145.10	140.30	134.30	35.00
Uppers		368.30	241.10	179.10	160.60	151.40	145.00	141.20	136.00	127.70	124.20	116.80	112.30	109.40	107.60	104.60	101.10	
Structural Glass	Steel	1152.50	730.40	478.50	404.60	367.60	344.50	330.60	312.20	277.40	254.20	225.20	207.80	196.20	184.70	174.60	161.50	30.00
Uppers		601.70	400.20	279.00	244.60	227.40	215.80	209.20	200.20	180.30	169.40	152.20	142.00	135.10	129.40	123.20	115.10	
Reinforced Conc.	R' Conc.	736.30	440.20	293.30	247.40	224.40	210.50	201.50	190.00	176.20	167.10	155.60	148.70	144.10	139.50	135.40	130.40	35.00
Uppers		337.50	219.50	165.30	148.80	140.60	134.90	131.40	126.80	120.00	117.50	111.40	107.70	105.30	104.00	101.50	98.50	
EIFS on Masonry	Wood	766.20	458.00	301.10	252.50	228.20	213.40	203.90	191.70	176.00	165.40	152.30	144.40	139.10	133.90	129.20	123.40	21.00
Uppers		316.70	210.30	155.90	139.90	131.90	126.20	122.90	118.40	104.10	106.40	99.70	95.70	93.10	91.50	88.90	85.60	
EIFS on Masonry	Steel	772.70	464.50	307.60	258.90	234.60	219.90	210.30	198.20	182.40	171.90	158.70	150.90	145.60	140.30	135.60	129.80	30.00
Uppers		367.50	236.30	173.60	154.90	145.50	139.00	135.10	129.90	121.80	118.60	111.30	106.80	103.90	102.10	99.20	95.60	
EIFS	Wood	727.80	431.20	283.80	237.80	214.80	200.80	191.70	180.20	166.40	157.10	145.60	138.60	134.00	129.40	125.20	120.20	21.00
Uppers		292.50	193.30	145.00	130.60	123.40	118.30	115.20	111.10	110.60	101.20	95.50	92.10	89.80	88.70	86.40	83.60	
EIFS	Steel	736.40	439.10	215.40	245.10	222.00	208.00	198.90	187.30	173.40	164.00	152.40	145.40	140.80	136.10	131.90	126.80	30.00
Uppers		344.80	220.30	163.40	146.10	137.50	131.50	127.90	123.10	115.70	113.70	107.30	103.40	100.90	99.40	96.90	93.70	
Frame	Wood	677.00	395.60	261.00	218.30	197.00	184.20	175.60	165.00	153.70	146.10	136.70	131.00	127.30	123.50	120.00	115.90	21.00
Uppers		267.10	175.60	133.60	120.90	114.50	110.00	107.20	103.50	104.60	95.70	91.10	88.30	86.50	85.80	83.80	81.50	
No Silent Alarm		49.30	20.50	10.90	7.70	6.10	5.10	4.50	3.70	3.20	2.90	2.50	2.20	2.10	1.90	1.70	1.60	

Note: Above costs include single drive-up window, one combination night depository and silent alarm system. See below and the following page for all bank item adjustments. See above for no silent alarm.

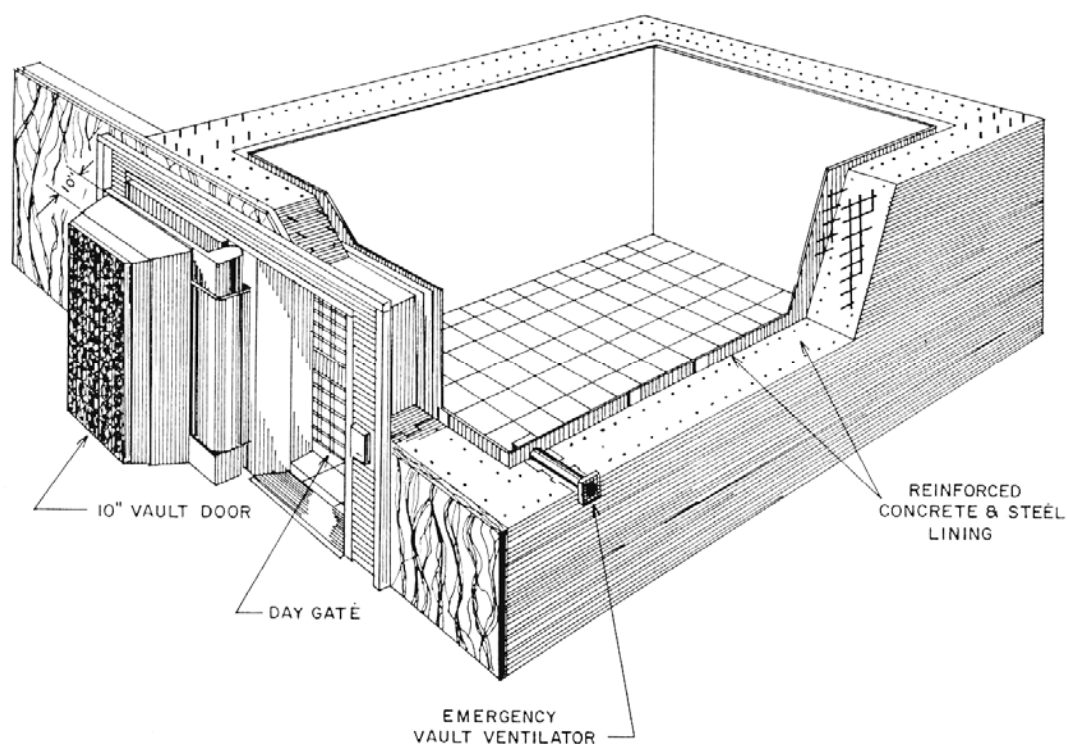
MAIN AREA ADJUSTMENTS

Sprinkler	(+)	P.S.F.		\$3.00
No Air Conditioning	(-)	P.S.F.		10.00
No Upper Air Conditioning	(-)	P.S.F.		8.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Basement Offices	(+)	P.S.F.	\$38.00	- 58.00
Office Mezzanine	(+)	P.S.F.	62.00	- 92.00

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$23.00	- \$35.00
Portico	(+)	P.S.F.	30.00	- 45.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	

TYPICAL BANK VAULT



BANK AREA ADJUSTMENTS

BANK VAULT DOORS

Class M: 2" – 3" thick	\$12,000
Class 1: 3 ½" – 6" thick	30,000
Class 2: 7" – 9" thick	40,000
Class 3: 10" thick	51,000

Triple above prices for circular vault doors.

RECORD VAULT DOORS

1 Hour Rate	\$4,700
2 Hour Rate	5,500
4 Hour Rate	7,000
6 Hour Rate	9,000

NIGHT DEPOSITORIES

Bag Head & Combination (Lg.)	\$18,000
Bag Head & Combination (Sm.)	12,000
Envelope	5,000

BANK VAULTS

Inside Area	Record Vaults		Money Vaults	
	Concrete Block	Concrete	Conc./Steel/Lined	Modular
100 S.F.	\$85.00	\$132.00	\$361.00	\$360.00
150 S.F.	75.00	114.00	320.00	320.00
200 S.F.	68.00	102.00	290.00	292.00
300 S.F.	61.00	89.00	258.00	261.00
400 S.F.	56.00	81.00	238.00	242.00
500 S.F. or Larger	53.00	76.00	226.00	230.00

BANKING WINDOWS

	Drive-Up	Walk-Up
Single	\$14,500	\$13,000
Double	17,500	16,000

REMOTE PNEUMATICS OR TRACK SYSTEMS

Units	Removable Cartridge	
	Visual	T.V.
1	\$21,000	\$29,000
2	41,500	57,000
3	62,000	85,000
4	82,500	113,000



2 GRADE
CONCRETE TILT-UP – STEEL FRAME



3 GRADE
DECORATED CONCRETE BLOCK – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME



5 GRADE
SOLID BRICK – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY THEATER (CINEMA) BUILDING

This theater building is referred to as the median in both quality and design. The small building will be a single screen movie theater with the larger buildings being multi-screen structures.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. ("Average Quality" Store Front) 20' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Sloped reinforced concrete floors varies with schedule used. Floor covering is asphalt tile and commercial carpet or equivalent in lobby and common areas. Limited floor covering in actual theater area.

Interior Finish: Average quality wall finish and ceilings. Sound absorbing partitioning, suspended acoustical tile ceilings. Theater seating.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, central heat, and air conditioning.

THEATERS (CINEMAS)

		Square Feet of Area											Add for
Exterior Walls	Framing	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	60,000	75,000	Bsmt
Frame	Wood	\$121.50	\$118.30	\$115.10	\$112.30	\$108.90	\$107.40	\$105.10	\$104.20	\$103.60	\$103.20	\$102.80	\$19.50
Uppers		74.70	73.30	71.80	70.50	68.90	68.10	67.00	66.60	66.30	66.10	66.00	
Conc. Block or Tile	Wood	131.30	127.00	122.80	119.00	114.40	112.30	109.10	107.80	107.00	106.50	106.00	19.50
Uppers		76.30	74.70	73.00	71.60	69.70	68.90	67.60	67.10	66.90	66.70	66.50	
Conc. Block or Tile	Steel	137.80	133.50	129.20	125.40	120.80	118.80	115.50	114.20	113.50	113.00	112.50	29.25
Uppers		86.60	84.80	83.00	81.40	79.40	78.60	77.20	76.70	76.40	76.20	76.00	
Brick Veneer	Wood	134.60	130.00	125.30	121.20	116.20	114.00	110.40	109.00	108.20	107.60	107.10	19.50
Uppers		80.90	78.70	76.60	74.70	72.30	71.20	69.50	68.90	68.50	68.20	67.90	
Brick Veneer	Steel	145.30	140.20	135.10	130.60	125.00	122.60	118.60	117.10	116.10	115.50	114.90	29.25
Uppers		91.80	89.50	87.10	85.00	82.40	81.20	79.40	78.60	78.20	77.90	77.70	
Brick on Block	Wood	143.30	137.70	132.10	127.20	121.00	118.30	113.90	112.20	111.20	110.60	109.90	19.50
Uppers		84.00	81.50	79.00	76.80	74.00	72.70	70.80	70.00	69.50	69.20	68.90	
Brick on Block	Steel	149.70	144.10	138.50	133.60	127.50	124.80	120.40	118.70	117.70	117.00	116.30	29.25
Uppers		94.30	91.60	89.00	86.70	83.70	82.40	80.30	79.50	79.10	78.80	78.40	
Brick on Block	R' Conc.	153.60	148.00	142.40	137.50	131.40	128.70	124.30	122.60	121.60	120.90	120.20	34.25
Uppers		99.20	96.60	94.00	91.70	88.80	87.50	85.50	84.70	84.20	83.90	83.60	
Solid Brick	Wood	158.40	151.10	143.80	137.50	129.40	125.90	120.00	117.80	116.50	115.60	114.70	19.50
Uppers		91.00	87.70	84.40	81.60	77.90	76.20	73.60	72.60	72.00	71.60	71.20	
Solid Brick	Steel	164.80	157.60	150.30	143.90	135.90	132.30	126.50	124.30	123.00	122.10	121.20	29.25
Uppers		101.30	97.90	94.40	91.50	87.60	85.90	83.20	82.20	81.50	81.10	80.70	
Solid Brick	R' Conc.	168.70	161.50	154.20	147.80	139.80	136.20	130.40	128.20	126.90	126.00	125.10	34.25
Uppers		106.20	102.90	99.50	96.50	92.70	91.00	88.30	87.30	86.70	86.30	85.80	
Conc. Tilt-Up	Steel	146.00	140.80	135.60	131.10	125.40	122.90	118.90	117.30	116.40	115.70	115.10	29.25
Uppers		93.20	90.70	88.10	85.90	83.10	81.90	79.90	79.10	78.70	78.40	78.10	
Conc. Tilt-Up	R' Conc.	149.90	144.70	139.50	135.00	129.30	126.80	122.80	121.20	120.30	119.60	119.00	34.25
Uppers		98.10	95.70	93.20	91.00	88.20	87.00	85.00	84.30	83.80	83.50	83.20	
Dec. Conc. Block	Wood	131.70	127.40	123.10	119.20	114.60	112.50	109.20	107.90	107.20	106.70	106.10	19.50
Uppers		77.10	75.30	73.60	72.10	70.20	69.30	68.00	67.40	67.10	66.90	66.70	
Dec. Conc. Block	Steel	138.10	133.80	129.50	125.70	121.00	119.00	115.70	114.40	113.60	113.10	112.60	29.25
Uppers		87.40	85.50	83.60	82.00	79.90	78.90	77.50	77.00	76.70	76.40	76.20	
EIFS on Masonry	Wood	139.30	134.20	129.00	124.50	118.80	116.30	112.30	110.80	109.80	109.20	108.60	19.50
Uppers		80.90	78.80	76.60	74.70	72.30	71.20	69.50	68.90	68.50	68.20	68.00	
EIFS on Masonry	Steel	145.80	140.60	135.50	130.90	125.30	122.80	118.80	117.20	116.30	115.70	115.00	29.25
Uppers		91.20	88.90	86.60	84.60	82.00	80.90	79.10	78.40	78.00	77.70	77.50	
Metal	Wood	105.40	102.90	100.00	97.30	94.70	93.30	91.10	90.30	89.80	89.40	89.00	19.50
Metal	Steel	115.80	111.20	107.70	104.60	101.30	99.60	97.00	96.00	95.40	94.90	94.50	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$8.00
No Upper Air Conditioning	(-)	P.S.F.		5.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Sprinkler System	(+)	P.S.F.		3.00
Open Finished Upper	(-)	P.S.F.		31.50
Open Unfinished Upper	(-)	P.S.F.		48.50
Basement Finish	(+)	P.S.F.	\$30.00 -	44.00
Finished Mezzanine	(+)	P.S.F.	41.50 -	61.50
Storage Mezzanine	(+)	P.S.F.	23.00 -	34.00
Enclosed Glass Vestibule	(+)	P.S.F.	130.00 -	260.00

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 -	\$23.00
Loading Docks	(+)	P.S.F.	16.00 -	25.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



2 GRADE
BRICK – WOOD FRAME



3 GRADE
WOOD FRAME



4 GRADE
WOOD FRAME



5 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY FUNERAL HOME BUILDING

This funeral building is referred to as the median in both quality and design. It is a typical funeral home facility with a preparation room.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. 10' high first floor and uppers.

Roof: Rubber membrane or asphalt single (pitched roofs) roofing or equivalent. (Roof deck varies with type of structure.)

Floors: Reinforced concrete floor at grade. Uppers (and buildings with basements) varies with type of structure. Commercial carpet or equivalent.

Interior Finish: Average quality drywall finish and suspended acoustical ceilings. Partitions of drywall on wood stud separating viewing rooms, chapel, office, toilet rooms, etc.

Heating & Air Conditioning: Adequate heat and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Wiring: Adequate wiring with commercial quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Uppers: Average quality apartment space with drywall interior or equivalent (approximately one apartment for each 800 to 1,000 square feet). Adequate plumbing, lighting, central heat, and air conditioning.

FUNERAL HOMES

Square Feet of Area

Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	Add for Bsmt
Frame	Wood	\$145.60	\$122.40	\$117.50	\$114.70	\$110.80	\$104.60	\$100.40	\$95.30	\$92.20	\$90.10	\$88.00	\$86.20	\$19.50
Uppers		114.90	97.00	93.20	91.00	88.00	83.60	80.60	76.90	74.70	73.30	71.80	70.50	
Conc. Block or Tile	Wood	156.70	131.00	125.60	122.40	118.10	110.70	105.80	99.60	95.80	93.40	90.90	88.70	19.50
Uppers		119.60	100.60	96.60	94.20	91.10	86.20	82.90	78.80	76.30	74.70	73.00	71.60	
Conc. Block or Tile	Steel	163.10	137.40	132.00	128.90	124.60	117.20	112.20	106.00	102.30	99.80	97.30	95.20	29.25
Uppers		137.30	114.20	109.40	106.50	102.60	97.30	93.70	89.20	86.60	84.80	83.00	81.40	
Brick Veneer	Wood	166.60	138.70	132.80	129.40	124.80	116.20	110.50	103.40	99.20	96.30	93.50	91.00	19.50
Uppers		133.40	111.30	106.70	104.00	100.30	93.80	89.50	84.10	80.90	78.70	76.60	74.70	
Brick Veneer	Steel	183.90	153.60	147.10	143.50	138.40	128.70	122.20	114.10	109.20	106.00	102.70	99.90	29.25
Uppers		153.10	126.40	120.90	117.60	113.10	106.00	101.30	95.40	91.80	89.50	87.10	85.00	
Brick on Block	Wood	184.00	152.20	145.50	141.70	136.40	125.90	118.90	110.20	104.90	101.50	98.00	95.00	19.50
Uppers		142.60	118.50	113.40	110.50	106.40	99.00	94.00	87.70	84.00	81.50	79.00	76.80	
Brick on Block	Steel	190.40	158.70	151.90	148.10	142.80	132.30	125.40	116.60	111.40	107.90	104.40	101.40	29.25
Uppers		160.40	132.10	126.20	122.70	118.00	110.10	104.80	98.20	94.30	91.60	89.00	86.70	
Brick on Block	R' Conc.	194.30	162.60	155.80	152.00	146.70	136.20	129.30	120.50	115.30	111.80	108.30	105.30	34.25
Uppers		163.70	136.30	130.60	127.20	122.70	114.80	109.60	103.10	99.20	96.60	94.00	91.70	
Solid Brick	Wood	208.20	171.10	163.10	158.70	152.50	139.30	130.60	119.60	113.00	108.60	104.20	100.50	19.50
Uppers		163.70	134.90	128.80	125.30	120.50	110.70	104.10	95.90	91.00	87.70	84.40	81.60	
Solid Brick	Steel	214.70	177.50	169.60	165.10	159.00	145.80	137.00	126.10	119.50	115.10	110.70	106.90	29.25
Uppers		181.40	148.50	141.50	137.50	132.00	121.80	114.90	106.40	101.30	97.90	94.40	91.50	
Solid Brick	R' Conc.	218.60	181.40	173.50	169.00	162.90	149.70	140.90	130.00	123.40	119.00	114.60	110.80	34.25
Uppers		184.70	152.70	146.00	142.00	136.70	126.50	119.80	111.30	106.20	102.90	99.50	96.50	
Conc. Tilt-Up	Steel	185.90	155.10	148.60	144.90	139.80	129.80	123.20	114.90	109.90	106.60	103.20	100.40	29.25
Uppers		157.10	129.60	123.80	120.40	115.80	108.30	103.20	96.90	93.20	90.70	88.10	85.90	
Conc. Tilt-Up	R' Conc.	189.80	159.00	152.50	148.80	143.70	133.70	127.10	118.80	113.80	110.50	107.10	104.30	34.25
Uppers		160.40	133.80	128.20	124.90	120.50	113.00	108.10	101.90	98.10	95.70	93.20	91.00	
Dec. Conc. Block	Wood	159.30	133.10	127.50	124.30	119.90	112.20	107.00	100.60	96.70	94.20	91.60	89.40	19.50
Uppers		121.90	102.40	98.30	95.90	92.60	87.50	84.00	79.70	77.10	75.30	73.60	72.10	
Dec. Conc. Block	Steel	165.80	139.50	134.00	130.80	126.40	118.70	113.50	107.10	103.20	100.60	98.00	95.80	29.25
Uppers		139.70	116.00	111.10	108.10	104.20	98.60	94.80	90.20	87.40	85.50	83.60	82.00	
EIFS	Wood	163.90	136.60	130.90	127.50	123.00	114.70	109.20	102.40	98.30	95.50	92.80	90.40	19.50
Uppers		126.40	105.90	101.60	99.00	95.60	89.90	86.10	81.40	78.50	76.70	74.80	73.10	
EIFS	Steel	171.10	143.60	137.80	134.50	129.90	121.60	116.00	109.10	105.00	102.20	99.40	97.00	29.25
Uppers		144.70	119.90	114.80	111.70	107.50	101.40	97.30	92.10	89.00	87.00	84.90	83.10	
Metal	Wood	126.60	104.50	99.90	97.20	93.50	87.90	84.50	79.80	77.40	75.50	73.60	72.00	19.50
Metal	Steel	143.90	119.00	113.80	110.70	106.60	99.60	94.00	88.20	85.10	82.80	80.50	78.50	29.25

MAIN AREA ADJUSTMENTS

Facility w/ Crematorium (Does not include incinerator)	(+) P.S.F.	(Apply to 100% of building area)	\$8.00
Facility w/ No Preparation Room	(-) P.S.F.	(Apply to 100% of building area)	7.00
No Air Conditioning	(-) P.S.F.		5.70
No Upper Air Conditioning	(-) P.S.F.		5.00
Geo-Thermal Heat Source	(+) P.S.F.		2.00
Sprinkler System	(+) P.S.F.		3.00
Open Finished Upper	(-) P.S.F.		31.50
Open Unfinished Upper	(-) P.S.F.		48.50
Basement Finish	(+) P.S.F.	\$30.00 -	44.00
Finished Mezzanine	(+) P.S.F.	41.50 -	61.50
Storage Mezzanine	(+) P.S.F.	23.00 -	34.00
Fireplace	(+) Each		4,250.00
Attached Garage	Frame or Conc. Block	(+) P.S.F.	36.00 - 48.00
	Brick Veneer	(+) P.S.F.	46.00 - 62.00
	Brick/Block	(+) P.S.F.	59.00 - 79.00
Attached Garage w/ Finished Interior	Frame or Conc. Block	(+) P.S.F.	42.00 - 54.00
	Brick Veneer	(+) P.S.F.	52.00 - 68.00
	Brick/Block	(+) P.S.F.	65.00 - 85.00

OTHER AREA ADJUSTMENTS

Canopy	(+) P.S.F.	\$16.00 -	\$23.00
Loading Docks	(+) P.S.F.	16.00 -	25.00
Portico	(+) P.S.F.	20.00 -	30.00

Paving & Yard Lighting

See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



3 – 5 GRADE
EIFS – WOOD FRAME



3 – 10 GRADE
BRICK – WOOD FRAME



4 GRADE
WOOD FRAME



4 + 5 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY HOTEL & MOTEL BUILDINGS

Specifications for hotel and motel units and common areas are similar except where noted.

Foundation: Concrete or concrete block.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 9' high sidewall.

Roof: Rubber membrane roofing or equivalent. Wood frame structures have pitched roofs with asphalt shingles or equivalent. (Roof deck varies with structure.)

Floors: First floor is concrete on grade. All other floors vary with schedule used.

Floor Coverings: 75% commercial carpeting or equivalent, 25% with vinyl sheet or equivalent.

Interior Finish: Drywall on wood stud partitions and ceilings. Amount of partitioning varies with "unit average square foot size".

Heating & Air Conditioning: Average quality heating and air conditioning. (May be individual room units or central.) (Common facilities are central units.)

Plumbing: One three-fixture bathroom per motel unit. (Adequate restaurant and lounge type plumbing in common facilities.)

Wiring: Flexible conduit with adequate lighting fixtures and outlets.

Structural: Use proper schedule.

HOTELS & MOTELS



2 GRADE HOTEL COMMON
REINFORCED CONCRETE – REINFORCED CONCRETE FRAME



2 GRADE
EIFS – WOOD FRAME



4 GRADE HOTEL COMMON
EIFS – STEEL FRAME



3 GRADE
EIFS – WOOD FRAME



5 GRADE
WOOD FRAME



5 – 10 GRADE
WOOD FRAME

HOTELS & MOTELS

Square Feet of Area											Add for
										50,000 or Larger	
Exterior Walls	Framing	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000 or Larger	Bsmt
Frame	Wood	\$100.20	\$98.50	\$97.20	\$96.60	\$95.40	\$95.10	\$94.40	\$94.20	\$94.00	\$19.50
Uppers		82.00	80.30	79.10	78.70	78.00	77.80	77.10	77.00	76.60	
Conc. Block or Tile	Wood	103.60	101.60	100.20	99.30	97.90	97.60	96.70	96.50	96.20	19.50
Uppers		83.50	81.70	80.40	80.00	79.20	78.90	78.10	78.00	77.60	
Conc. Block or Tile	Steel	110.00	108.10	106.70	105.80	104.40	104.00	103.20	103.00	102.70	29.25
Uppers		94.70	92.60	91.10	90.70	89.50	89.20	88.20	88.00	87.50	
Brick Veneer	Wood	106.40	104.30	102.70	101.60	100.00	99.60	98.70	98.40	98.10	19.50
Uppers		88.00	85.90	84.30	83.60	82.50	82.10	81.20	81.00	80.60	
Brick Veneer	Steel	112.80	110.70	109.10	108.10	106.50	106.00	105.10	104.80	104.50	29.25
Uppers		99.80	97.40	95.50	94.90	93.30	92.80	91.70	91.50	90.90	
Brick on Block	Wood	112.80	110.30	108.30	106.80	104.80	104.20	103.10	102.70	102.30	19.50
Uppers		91.00	88.70	87.00	86.00	84.80	84.20	83.30	83.00	82.50	
Brick on Block	Steel	119.30	116.70	114.70	113.30	111.30	110.70	109.50	109.10	108.80	29.25
Uppers		102.20	99.60	97.60	96.80	95.10	94.50	93.30	93.00	92.40	
Brick on Block	R' Conc.	123.20	120.60	118.60	117.20	115.20	114.60	113.40	113.00	112.70	34.25
Uppers		106.90	104.40	102.40	101.60	100.00	99.50	98.30	98.00	97.50	
Reinforced Concrete	Wood	110.30	108.00	106.10	104.80	103.00	102.40	101.40	101.00	100.70	19.50
Uppers		89.90	87.70	86.00	85.20	84.00	83.50	82.50	82.30	81.80	
Reinforced Concrete	Steel	116.80	114.40	112.50	111.30	109.40	108.90	107.80	107.50	107.10	29.25
Uppers		101.10	98.70	96.70	95.90	94.30	93.80	92.60	92.30	91.70	
Reinforced Concrete	R' Conc.	120.70	118.30	116.40	115.20	113.30	112.80	111.70	111.40	111.00	34.25
Uppers		105.80	103.40	101.50	100.70	99.20	98.70	97.60	97.30	96.80	
Dec. Conc. Block	Wood	104.40	102.40	100.90	100.00	98.50	98.20	97.30	97.00	96.70	19.50
Uppers		84.30	82.40	81.10	80.60	79.70	79.40	78.70	78.50	78.10	
Dec. Conc. Block	Steel	110.80	108.80	107.40	106.40	105.00	104.60	103.70	103.50	103.20	29.25
Uppers		95.50	93.40	91.70	91.30	90.10	89.70	88.70	88.50	88.00	
EIFS	Wood	105.70	103.70	102.10	101.10	99.50	99.10	98.20	98.00	97.70	19.50
Uppers		85.70	83.80	82.40	81.70	80.80	80.40	79.60	79.50	79.00	
EIFS	Steel	112.40	110.30	108.70	107.70	106.20	105.70	104.80	104.60	104.20	29.25
Uppers		97.10	94.90	93.20	92.70	91.30	90.90	89.80	89.60	89.10	
Structural Glass	Steel	152.20	147.60	143.50	140.00	136.00	134.30	132.10	131.20	130.50	29.25
Uppers		134.50	129.80	125.70	123.00	119.30	117.70	115.40	114.60	113.70	

HOTEL COMMON FACILITIES (RESTAURANT, MEETING ROOMS, LOUNGE, MANAGER'S APARTMENT, ETC.)

Square Feet of Area											Add for
										13,000 or Larger	
Exterior Walls	Framing	1,000 or Less	1,500	2,000	3,000	4,000	6,000	8,000	10,000	13,000 or Larger	Bsmt
Frame	Wood	\$124.70	\$115.00	\$107.90	\$100.90	\$97.40	\$93.50	\$90.80	\$89.20	\$87.70	\$19.50
Uppers		94.40	85.50	81.00	74.70	71.60	69.50	66.90	65.60	64.10	
Conc. Block or Tile	Wood	133.60	122.60	114.30	106.10	102.00	97.30	94.00	92.00	90.20	19.50
Uppers		97.70	88.20	83.40	76.60	73.30	70.90	68.00	66.60	65.00	
Conc. Block or Tile	Steel	140.10	129.00	120.80	112.60	108.40	103.80	100.50	98.50	96.70	29.25
Uppers		111.50	100.60	97.20	89.00	84.90	81.80	78.60	77.40	75.40	
Brick Veneer	Wood	144.50	131.80	122.10	112.40	107.60	101.90	97.90	95.50	93.30	19.50
Uppers		107.40	96.40	90.30	82.20	78.20	75.00	71.50	69.70	67.70	
Brick Veneer	Steel	159.10	145.10	134.40	123.60	118.20	111.80	107.30	104.50	102.00	29.25
Uppers		122.60	109.90	105.10	95.40	90.60	86.40	82.50	80.90	78.50	
Brick on Block	Wood	161.60	146.30	134.30	122.40	116.40	109.20	104.00	100.90	98.10	19.50
Uppers		113.80	101.90	94.90	86.00	81.60	77.70	73.80	71.70	69.50	
Brick on Block	Steel	168.10	152.70	140.80	128.80	122.90	115.60	110.50	107.40	104.50	29.25
Uppers		127.60	114.30	108.70	98.40	93.20	88.60	84.30	82.50	80.00	
Brick on Block	R' Conc.	172.00	156.60	144.70	132.70	126.80	119.50	114.40	111.30	108.40	34.25
Uppers		131.60	118.60	112.70	102.80	97.80	93.40	89.20	87.30	84.90	
Reinforced Concrete	Wood	155.10	140.80	129.70	118.60	113.10	106.40	101.70	98.90	96.20	19.50
Uppers		111.60	100.00	93.30	84.70	80.40	76.70	73.00	71.00	68.90	
Reinforced Concrete	Steel	161.60	147.20	136.10	125.10	119.50	112.90	108.10	105.30	102.70	29.25
Uppers		125.40	112.30	107.10	97.10	92.10	87.60	83.50	81.80	79.30	
Reinforced Concrete	R' Conc.	165.50	151.10	140.00	129.00	123.40	116.80	112.00	109.20	106.60	34.25
Uppers		129.40	116.70	111.10	101.40	96.60	92.40	88.40	86.60	84.20	
Dec. Conc. Block	Wood	136.20	124.70	116.20	107.60	103.30	98.40	94.90	92.80	90.90	19.50
Uppers		99.30	89.60	84.50	77.60	74.10	71.60	68.60	67.10	65.40	
Dec. Conc. Block	Steel	142.60	131.20	122.60	114.00	109.70	104.80	101.40	99.30	97.40	29.25
Uppers		113.20	102.00	98.30	89.90	85.70	82.50	79.20	77.90	75.90	
EIFS	Wood	140.70	128.50	119.40	110.20	105.60	100.30	96.50	94.30	92.20	19.50
Uppers		102.40	92.30	86.70	79.40	75.70	72.90	69.70	68.10	66.30	
EIFS	Steel	147.80	135.60	126.30	117.10	112.40	107.00	103.20	100.90	98.80	29.25
Uppers		116.70	105.00	100.90	92.00	87.60	84.00	80.40	79.00	76.90	
Structural Glass	Steel	278.50	246.20	219.70	193.10	179.90	162.40	149.90	142.40	135.50	29.25
Uppers		197.30	173.20	158.40	138.90	129.10	118.10	109.20	104.60	99.50	

(See next page for adjustments)

HOTELS & MOTELS (Continued)

MAIN AREA ADJUSTMENTS

Geo-Thermal Heat Source	(+)	P.S.F.		\$2.00
Space Heat & No Air Conditioning	(-)	P.S.F.		8.50
No Air Conditioning	(-)	P.S.F.		7.70
Sprinkler System	(+)	P.S.F.		2.75
Fireplace	(+)	Each		4,250.00
*Basement Finish – Hotel Units	(+)	P.S.F.	\$45.00 -	67.00
**Basement Parking				
Wood Frame Structures	(+)	P.S.F.		20.00
Steel Frame Structures	(+)	P.S.F.		10.25
R' Conc. Frame Structures	(+)	P.S.F.		5.25

Elevators

See "Analyzed Unit Cost" — Page 4-27

*Does not include plumbing fixtures.

**Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 -	\$23.00
Portico	(+)	P.S.F.	20.00 -	30.00
Swimming Pool			See "Analyzed Unit Cost" — Page 4 – 34	
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



1 GRADE
BRICK & REINFORCED CONCRETE – STEEL FRAME



2 GRADE
CONCRETE TILT-UP – STEEL FRAME



3 GRADE
REINFORCED CONCRETE – REINFORCED CONCRETE



4 GRADE
REINFORCED CONCRETE – STEEL FRAME

SPECIFICATIONS – AVERAGE QUALITY HIGH RISE HOTELS & MOTELS BUILDING

This high rise hotel/motel is referred to as the median in both quality and design. These buildings will be five stories or taller. High rise hotel/motels are full service facilities. The first floor will consist of common areas while the upper floors will be hotel rooms. Taller and/or higher graded facilities will have more than one floor with common areas. Common areas consist of lobby, kitchen, dining, meeting rooms, etc.

Foundation: Reinforced concrete or equivalent, including piles or caissons.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 14' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with structure.)

Floors: First floor is concrete on grade. All other floors vary with schedule used.

Floor Coverings: 75% commercial carpeting or equivalent, 25% with vinyl sheet or equivalent in hotel rooms. Carpet, asphalt tile and terrazzo in common areas.

Interior Finish: Drywall on wood frame partitions. Drywall ceilings in hotel units. Suspended acoustical ceilings in common areas.

Heating & Air Conditioning: Good quality heating and air conditioning. (May be individual room units or central.)

(Common facilities are central units.)

Plumbing: One three-fixture bathroom per motel unit. (Adequate restaurant and lounge type plumbing in common facilities.)

Wiring: Flexible conduit with adequate lighting fixtures and outlets.

Structural: Use proper schedule.

Conveying: Adequate passenger and freight elevators.

HIGH RISE HOTELS & MOTELS

		Square Feet of Area															Add for
Exterior Walls	Framing	2,500	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	Bsmt	
Frame	Wood	\$289.30	\$241.60	\$216.10	\$190.60	\$165.20	\$148.10	\$139.70	\$130.60	\$125.70	\$120.20	\$118.50	\$117.30	\$116.40	\$112.60	\$29.00	
Uppers		106.30	93.80	90.80	88.90	85.60	81.90	81.10	79.60	78.40	77.80	77.40	77.00	76.70	76.30		
Conc. Blk or Tile	Wood	302.50	249.40	223.10	196.80	170.40	152.40	143.40	133.60	128.30	122.50	120.60	119.30	118.20	114.40	29.00	
Uppers		112.40	97.50	94.10	91.80	88.10	83.90	82.80	81.00	79.70	78.90	78.40	78.00	77.60	77.10		
Conc. Blk or Tile	Steel	312.90	259.90	233.60	207.20	180.90	162.80	153.90	144.10	138.80	133.00	131.10	129.70	128.70	124.80	43.00	
Uppers		127.60	112.60	108.90	106.40	102.40	98.00	97.00	95.10	93.60	92.70	92.20	91.80	91.30	90.90		
Brick Veneer	Wood	305.20	251.10	224.60	198.10	171.50	153.30	144.20	134.30	128.90	123.00	121.10	119.70	118.60	114.70	29.00	
Uppers		116.60	100.00	96.30	93.80	89.80	85.30	84.00	82.00	80.50	79.70	79.10	78.60	78.20	77.70		
Brick Veneer	Steel	322.20	265.50	238.50	211.60	184.60	165.80	156.50	146.30	140.60	134.70	132.60	131.10	130.00	126.10	43.00	
Uppers		132.90	115.80	111.80	108.90	104.50	99.70	98.50	96.30	94.60	93.70	93.10	92.60	92.10	91.60		
Brick on Block	Wood	317.00	258.20	230.90	203.60	176.20	157.10	147.60	137.00	131.20	125.10	123.00	121.50	120.30	116.30	29.00	
Uppers		121.80	103.10	99.10	96.20	91.90	87.00	85.50	83.20	81.50	80.60	80.00	79.40	78.90	78.40		
Brick on Block	Steel	327.50	268.60	241.30	214.00	186.70	167.60	158.00	147.50	141.70	135.60	133.50	131.90	130.80	126.80	43.00	
Uppers		137.00	118.30	113.90	110.80	106.20	101.10	99.60	97.30	95.50	94.40	93.70	93.20	92.70	92.10		
Brick on Block	R' Conc.	332.30	273.40	246.10	218.80	191.50	172.40	162.80	152.30	146.50	140.40	138.30	136.70	135.60	131.60	49.00	
Uppers		142.70	124.00	119.70	116.60	112.00	107.00	105.60	103.20	101.40	100.40	99.70	99.20	98.70	98.10		
Structural Glass	Steel	415.50	321.50	288.30	255.10	221.90	196.30	183.10	168.00	159.30	151.40	147.80	145.30	143.30	138.50	43.00	
Uppers		193.10	151.90	143.90	137.00	128.60	119.40	115.60	110.40	106.70	104.50	102.90	101.70	100.70	99.60		
Reinforced Conc.	R' Conc.	322.90	267.80	241.10	214.40	187.70	169.30	160.20	150.10	144.60	138.70	136.70	135.30	134.20	130.30	49.00	
Uppers		136.60	120.30	116.50	113.80	109.60	105.00	103.80	101.80	100.20	99.30	98.70	98.30	97.80	97.30		
Conc. Tilt-Up	Steel	324.20	266.70	239.60	212.50	185.40	166.50	157.10	146.70	141.00	135.00	132.90	131.40	130.30	126.30	43.00	
Uppers		135.20	117.20	113.00	109.90	105.40	100.50	99.10	96.90	95.10	94.10	93.40	92.90	92.40	91.90		
Conc. Tilt-Up	R' Conc.	329.00	271.50	244.40	217.30	190.20	171.30	161.90	151.50	145.80	139.80	137.70	136.20	135.10	131.10	49.00	
Uppers		140.80	122.90	118.70	115.80	111.30	106.40	105.00	102.80	101.10	100.10	99.40	98.90	98.40	97.90		
EIFS	Wood	302.20	249.30	222.90	196.60	170.30	152.30	143.30	133.60	128.30	122.50	120.60	119.20	118.20	114.30	29.00	
Uppers		112.70	97.60	94.20	91.90	88.20	84.00	82.90	81.10	79.70	79.00	78.50	78.00	77.60	77.20		
EIFS	Steel	313.20	260.00	233.70	207.30	181.00	162.90	154.00	144.20	138.80	133.00	131.10	129.80	128.70	124.90	43.00	
Uppers		128.20	113.00	109.30	106.70	102.70	98.20	97.10	95.20	93.70	92.90	92.30	91.90	91.40	90.90		
Dec. Conc. Block	Wood	303.10	249.80	223.40	197.10	170.70	152.60	143.60	133.80	128.40	122.60	120.70	119.40	118.30	114.50	29.00	
Uppers		112.80	97.70	94.30	92.00	88.30	84.10	83.00	81.10	79.80	79.00	78.50	78.00	77.70	77.20		
Dec. Conc. Block	Steel	313.50	260.30	233.90	207.50	181.10	163.00	154.10	144.20	138.90	133.10	131.20	129.80	128.80	124.90	43.00	
Uppers		128.00	112.90	109.10	106.60	102.60	98.10	97.10	95.20	93.70	92.80	92.20	91.80	91.40	90.90		
Granite/Marble	Steel	385.20	303.30	272.10	241.00	209.80	186.40	174.50	161.00	153.20	146.00	142.90	140.70	139.00	134.50	43.00	
Uppers		174.50	140.80	134.00	128.30	121.20	113.30	110.30	106.00	103.00	101.20	99.90	98.90	98.00	97.10		

Above prices are based on a 5 story building. Add 1% to all upper prices only for each story above 5 stories.
(i.e. 10 story building = uppers price x 5% for floors 2 thru 10.)

MAIN AREA ADJUSTMENTS

Geo-Thermal Heat Source	(+)	P.S.F.	\$2.00
No Air Conditioning	(-)	P.S.F.	7.70
Basement Finish	(+)	P.S.F.	\$38.00 - 58.00
Sprinkler System	(+)	P.S.F.	4.00
*Basement Finish – Hotel Units	(+)	P.S.F.	\$45.00 - 67.00
**Basement Parking			
Wood Frame Structures	(+)	P.S.F.	20.00
Steel Frame Structures	(+)	P.S.F.	10.25
R' Conc. Frame Structures	(+)	P.S.F.	5.25
Elevators			See "Analyzed Unit Cost" — Page 4-27

*Does not include plumbing fixtures.

**Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00 - \$23.00
Portico	(+)	P.S.F.	20.00 - 30.00
Swimming Pool			See "Analyzed Unit Cost" — Page 4 – 34
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



2 GRADE



2 GRADE



3 GRADE



4 GRADE

SPECIFICATIONS – AVERAGE QUALITY CASINO BUILDING

This schedule is designed for casino gaming floors. These areas may also include lounges and restaurants. Casinos will exhibit high quality finishes.

Guest rooms and conference areas should be priced from the hotel and motel schedule. It is important to note that guest rooms associated with a casino are typically good quality. This quality should be reflected in the grade of the hotel/motel pricing.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 28' to 38' sidewalls.

Roof: Rubber membrane roof or equivalent, roof deck varies with structure.

Floors: Reinforced concrete first floor, uppers will vary with structure. High quality floor coverings.

Interior Finish: Drywall walls and ceilings, or equivalent. Finish will exhibit ornate designs.

Heating & Air Conditioning: Very good quality heating and air conditioning systems with excellent ventilation.

Plumbing: Abundance of good quality fixtures.

Wiring: Pipe conduit wiring with numerous good quality fixtures and service.

Structural: Use proper schedule.

CASINO BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,000 or Less	1,500	2,000	3,000	4,000	6,000	8,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000 or Larger	Add for BSMT
Frame	Wood	\$290.50	\$267.90	\$251.50	\$235.10	\$226.90	\$217.90	\$211.60	\$207.80	\$202.80	\$200.30	\$197.30	\$195.30	\$192.80	\$191.30	\$19.50
Uppers		220.00	199.20	188.80	174.10	166.80	161.90	155.80	152.80	147.70	145.50	143.00	141.30	139.20	138.00	
C Block or Tile	Wood	311.40	285.60	266.40	247.20	237.60	226.80	219.10	214.50	208.30	205.20	201.60	199.10	196.10	194.30	19.50
Uppers		227.60	205.60	194.20	178.50	170.70	165.10	158.50	155.20	149.70	147.30	144.60	142.70	140.50	139.10	
C Block or Tile	Steel	326.40	300.60	281.40	262.30	252.70	241.80	234.10	229.50	223.30	220.30	216.60	214.20	211.10	209.30	29.25
Uppers		259.80	234.40	226.40	207.40	197.80	190.50	183.10	180.30	173.80	171.30	168.20	166.10	163.50	161.90	
Brick Veneer	Wood	336.70	307.10	284.50	262.00	250.70	237.50	228.10	222.50	215.00	211.30	206.80	203.80	200.10	197.90	19.50
Uppers		250.10	224.60	210.30	191.60	182.30	174.60	166.60	162.40	155.70	152.60	149.20	146.90	144.00	142.30	
Brick Veneer	Steel	370.70	338.10	313.10	288.00	275.50	260.50	249.90	243.50	235.00	230.80	225.70	222.40	218.20	215.60	29.25
Uppers		285.60	256.20	244.80	222.30	211.10	201.40	192.30	188.40	180.60	177.50	173.50	170.90	167.60	165.60	
Brick on Block	Wood	376.60	340.80	313.00	285.20	271.30	254.40	242.40	235.20	225.60	220.80	215.00	211.20	206.50	203.60	19.50
Uppers		265.20	237.40	221.10	200.40	190.10	181.00	171.90	167.10	159.70	156.20	152.30	149.70	146.40	144.50	
Brick on Block	Steel	391.60	355.90	328.00	300.20	286.30	269.40	257.40	250.20	240.60	235.80	230.10	226.30	221.50	218.60	29.25
Uppers		297.40	266.20	253.30	229.20	217.20	206.40	196.50	192.20	183.70	180.30	176.00	173.10	169.50	167.30	
Brick on Block	R' Conc.	400.70	364.90	337.10	309.30	295.40	278.50	266.50	259.30	249.70	244.90	239.20	235.30	230.60	227.70	34.25
Uppers		306.70	276.40	262.60	239.40	227.90	217.60	207.80	203.40	195.20	191.80	187.50	184.70	181.20	179.10	
R' Concrete	Wood	361.40	328.00	302.20	276.40	263.50	247.90	236.90	230.30	221.50	217.10	211.90	208.40	204.10	201.40	19.50
Uppers		259.90	232.90	217.30	197.30	187.40	178.80	170.10	165.50	158.30	155.00	151.20	148.70	145.60	143.70	
R' Concrete	Steel	376.50	343.00	317.20	291.40	278.50	263.00	252.00	245.40	236.60	232.20	226.90	223.40	219.10	216.50	29.25
Uppers		292.10	261.70	249.50	226.20	214.50	204.20	194.60	190.50	182.30	179.00	174.90	172.10	168.60	166.50	
R' Concrete	R' Conc.	385.50	352.10	326.30	300.50	287.60	272.10	261.10	254.50	245.70	241.30	236.00	232.50	228.20	225.50	34.25
Uppers		301.50	272.00	258.80	236.40	225.10	215.30	206.00	201.70	193.80	190.50	186.40	183.70	180.30	178.30	
Decorative C Block	Wood	317.30	290.60	270.60	250.70	240.70	229.30	221.20	216.30	209.90	206.60	202.80	200.20	197.00	195.10	19.50
Uppers		231.50	208.80	196.90	180.80	172.70	166.70	159.90	156.40	150.70	148.20	145.30	143.40	141.10	139.60	
Decorative C Block	Steel	332.30	305.60	285.70	265.70	255.70	244.30	236.20	231.40	224.90	221.70	217.80	215.30	212.10	210.20	29.25
Uppers		263.70	237.60	229.10	209.60	199.80	192.20	184.50	181.50	174.80	172.30	169.00	166.80	164.10	162.50	
EIFS	Wood	327.80	299.50	278.10	256.80	246.10	233.70	224.90	219.70	212.60	209.10	205.00	202.20	198.70	196.60	19.50
Uppers		238.70	214.90	202.10	185.00	176.40	169.80	162.50	158.70	152.60	149.90	146.80	144.80	142.20	140.70	
EIFS	Steel	344.40	315.90	294.30	272.70	261.90	249.40	240.50	235.20	228.10	224.50	220.30	217.50	214.00	211.90	29.25
Uppers		271.90	244.60	235.00	214.40	204.00	195.60	187.40	184.10	177.00	174.20	170.70	168.30	165.40	163.60	
Structural Glass	Steel	649.00	573.70	511.80	450.00	419.10	378.30	349.30	331.90	308.70	297.10	283.20	273.90	262.30	255.40	29.25
Uppers		459.60	403.50	369.10	323.60	300.90	275.10	254.40	243.70	226.60	218.90	209.40	203.10	195.20	190.50	

MAIN AREA ADJUSTMENTS

Geo-Thermal Heat Source	(-)	P.S.F.		\$2.00
No Air Conditioning	(+)	P.S.F.		17.90
Sprinkler System	(+)	P.S.F.		4.00
Elevators			See "Analyzed Unit Cost" — Page 4-27	
Escalators (Moving Stairs)			See "Analyzed Unit Cost" — Page 4-28	
Basement Finish	(+)	P.S.F.		\$38.00 - 58.00
*Basement Parking				
Wood Frame Structures	(+)	P.S.F.		20.00
Steel Frame Structures	(+)	P.S.F.		10.25
R' Conc. Frame Structures	(+)	P.S.F.		5.25

*Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.		\$19.00 - \$29.00
Portico	(+)	P.S.F.		25.00 - 39.00
Swimming Pool			See "Analyzed Unit Cost" — Page 4 - 34	
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 - 14	



3 + 10 GRADE
WOOD FRAME



4 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
BRICK VENEER – WOOD FRAME



4 + 10 GRADE
BRICK VENEER – WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY APARTMENT BUILDING

This schedule is designed for buildings containing four or more apartment units.

Foundation: Reinforced concrete or equivalent.

Basement: Use proper schedule. (Half-submerged finished floors should be listed as a full floor, not as a basement.)

Exterior Walls: Use proper schedule, 9' high sidewalls.

Roof: Flat with rubber membrane or equivalent. Wood frame buildings with asphalt shingles on wood deck or equivalent.

Floors: 4" concrete first floor. Uppers (and buildings with basement) in light weight concrete topping on a deck that varies by structure.

Floor Coverings: Average quality carpeting and vinyl sheet tile or equivalent.

Interior Finish: Drywall on wood stud or equivalent. Adequate amount of cabinetry.

Heating & Air Conditioning: Average quality heating and air conditioning system.

Plumbing: Kitchen sink, disposal, and one three-fixture bath per apartment included in base costs.

Wiring: Adequate amount of average quality fixtures and outlets.

Structural: Use proper schedule.

APARTMENT BUILDINGS



2 GRADE
WOOD FRAME



3 GRADE
WOOD FRAME



4 GRADE
BRICK – WOOD FRAME



4 GRADE
WOOD FRAME



5 GRADE
BRICK – WOOD FRAME



5 GRADE
WOOD FRAME

APARTMENT BUILDINGS

Square Feet of Area

Exterior Walls	Framing	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000 or Larger	Add for Bsmt
Frame	Wood	\$93.80	\$91.60	\$88.90	\$86.00	\$84.20	\$83.20	\$81.20	\$79.80	\$19.50
Uppers		81.00	79.30	76.80	74.40	73.40	72.50	71.00	69.60	
Conc. Block or Tile	Wood	98.90	96.20	92.90	89.50	87.30	86.10	83.50	81.80	19.50
Uppers		83.30	81.30	78.60	75.90	74.80	73.80	72.10	70.50	
Conc. Block or Tile	Steel	112.20	109.40	106.20	102.80	100.50	99.40	96.80	95.10	29.25
Uppers		96.10	93.50	90.10	87.00	86.30	84.90	83.20	81.00	
Brick Veneer	Wood	103.20	99.90	96.30	92.40	89.80	88.50	85.50	83.50	19.50
Uppers		89.30	86.60	83.30	79.90	78.30	77.00	74.80	72.90	
Brick Veneer	Steel	121.70	117.80	113.70	109.20	106.20	104.60	101.20	98.90	29.25
Uppers		103.90	100.40	96.30	92.30	91.00	89.20	86.80	84.20	
Brick on Block	Wood	113.00	108.60	104.00	99.00	95.70	93.90	90.00	87.50	19.50
Uppers		94.70	91.40	87.60	83.60	81.60	80.10	77.30	75.00	
Brick on Block	Steel	126.30	121.80	117.30	112.30	109.00	107.20	103.30	100.70	29.25
Uppers		107.50	103.60	99.10	94.70	93.10	91.20	88.40	85.60	
Brick on Block	R' Conc.	130.20	125.70	121.20	116.20	112.90	111.10	107.20	104.60	34.25
Uppers		101.70	99.10	95.70	92.60	91.70	90.30	88.50	86.40	
Dec. Conc. Block	Wood	100.10	97.30	93.90	90.40	88.00	86.80	84.10	82.30	19.50
Uppers		84.50	82.40	79.50	76.70	75.50	74.40	72.60	70.90	
Dec. Conc. Block	Steel	113.40	110.50	107.10	103.60	101.20	100.00	97.30	95.60	29.25
Uppers		97.20	94.60	91.00	87.80	87.00	85.50	83.70	81.50	
EIFS	Wood	102.20	99.10	95.50	91.80	89.20	87.90	85.10	83.10	19.50
Uppers		86.70	84.30	81.20	78.20	76.80	75.60	73.60	71.80	
EIFS	Steel	115.80	112.60	109.00	105.20	102.70	101.40	98.50	96.50	29.25
Uppers		99.70	96.80	93.00	89.50	88.50	86.90	84.80	82.50	

APARTMENT BUILDINGS (Continued)

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.	\$5.00
Geo-Thermal Heat Source	(+) P.S.F.	2.00
Wall Air Conditioning Units Only	(-) P.S.F.	1.25
Sprinkler System	(+) P.S.F.	2.75
*Basement Finish (Apts.)	(+) P.S.F.	\$50.00 - 66.00
**Basement Parking		
Wood Frame Structures	(+) P.S.F.	20.00
Steel Frame Structures	(+) P.S.F.	10.25
R' Conc. Frame Structures	(+) P.S.F.	5.25

*Basement finish price does not include plumbing. All plumbing fixtures in basement should be added separately.

**Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

Note: 1/2 submerged first floors: If this floor level has the traditional apartment finish it should be priced as a first floor. If this floor level has unfinished storage, boiler rooms, etc. price as a basement level.

PLUMBING

Extra Bathroom or Stall Shower Bathroom	(+) Each	\$3,400
Extra Toilet Room	(+) Each	2,100
Extra Water Closet	(+) Each	800
Extra Lavatory	(+) Each	1,300

FIREPLACES

		Typical
Masonry Fireplace w/ Masonry Stack	Each	\$5,300
Masonry Fireplace w/ Masonry Stack	Double Sided	7,350
Extra Fireplace on Same Stack	Each	3,300
Prefab Fireplace w/ Stack	Each	4,700
Prefab Fireplace w/ Stack	Double Sided	6,750
Gas Fireplace	Each	4,250
Gas Fireplace	Double Sided	6,400
Electric (Permanently Built-In)	Each	3,000

KITCHEN BUILT-INS

Range	(+) Each	\$750
Oven (Single)	(+) Each	1,400
Oven (Double)	(+) Each	2,500
Microwave	(+) Each	700
Dishwasher	(+) Each	850

OTHER AREA ADJUSTMENTS

Porch	(+) P.S.F.	\$29.00 - \$43.00
Balcony	(+) P.S.F.	19.00 - 33.00
Concrete Patio	(+) P.S.F.	3.00 - 6.80
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	

DEPRECIATION

Normal Depreciation	1 1/2% - 2%	Per Year
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Depreciation after 20 years or remodeling should be by observation.

GARAGES

		Price Range	Typical
Metal / Frame	(+) P.S.F.	\$23.00 - \$35.00	\$29.00
Frame or Block	(+) P.S.F.	27.00 - 41.00	34.00
Brick	(+) P.S.F.	35.00 - 53.00	44.00
Metal/Wood Frame w/ Basement	(+) P.S.F.	46.00 - 68.00	57.00
Frame or Block w/ Basement	(+) P.S.F.	50.00 - 74.00	62.00
Brick w/ Basement	(+) P.S.F.	58.00 - 86.00	72.00



3 GRADE
WOOD FRAME



3 GRADE
WOOD FRAME



3 + 10 GRADE
BRICK VENEER – WOOD FRAME



4 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY ASSISTED LIVING APARTMENT BUILDINGS

This schedule is designed for structures designed for assisted living. It can also be used to price independent living buildings. These facilities will include a mix of common areas (dining rooms, kitchen, library, etc.) and apartment units which can range from a small efficiency unit to large two & three bedroom units.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 10' high first floor, 9' high uppers.

Roof: Flat with rubber membrane or equivalent. Wood frame buildings with asphalt shingles on wood deck or equivalent.

Floors: 4" concrete first floor. Uppers (and buildings with basement) in light weight concrete topping on a deck that varies by structure.

Floor Coverings: Average quality carpeting and vinyl sheet or equivalent.

Interior Finish: Drywall on wood stud or equivalent. Adequate amount of cabinetry.

Heating & Air Conditioning: Average quality heating and air conditioning system.

Plumbing: Kitchen sink and one three-fixture bath per apartment included in base costs. Stainless steel plumbing fixtures in common area kitchen.

Wiring: Adequate amount of average quality fixtures and outlets.

Structural: Use proper schedule.

ASSISTED LIVING APARTMENTS

Square Feet of Area

Exterior Walls	Framing	3,000	4,000	5,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000 or Larger	Add for Bsm't
Frame	Wood	\$109.20	\$107.60	\$106.60	\$105.30	\$104.70	\$104.00	\$103.70	\$103.40	\$103.20	\$103.10	\$19.50
Uppers		92.40	89.40	87.50	86.60	85.00	84.20	83.70	83.30	82.50	82.10	
Concrete Block	Wood	113.70	111.70	110.50	108.90	108.10	107.30	106.90	106.50	106.30	106.10	19.50
Uppers		94.40	91.10	89.20	88.10	86.50	85.60	85.10	84.70	83.90	83.40	
Concrete Block	Steel	127.00	125.00	123.70	122.10	121.30	120.50	120.10	119.70	119.50	119.40	29.25
Uppers		106.60	102.70	100.30	99.20	97.20	96.10	95.60	95.10	94.00	93.40	
Brick Veneer	Wood	118.20	115.80	114.30	112.40	111.40	110.50	110.00	109.50	109.30	109.10	19.50
Uppers		99.50	95.80	93.60	92.20	90.40	89.30	88.70	88.20	87.30	86.80	
Brick Veneer	Steel	136.00	133.20	131.50	129.30	128.20	127.00	126.50	125.90	125.60	125.50	29.25
Uppers		112.50	108.00	105.40	103.90	101.60	100.40	99.70	99.10	98.00	97.40	
Brick on Block	Wood	126.80	123.70	121.80	119.30	118.00	116.70	116.10	115.50	115.10	115.00	19.50
Uppers		103.20	99.20	96.80	95.10	93.20	91.90	91.30	90.70	89.80	89.30	
Brick on Block	Steel	140.10	136.90	135.00	132.50	131.20	130.00	129.30	128.70	128.40	128.20	29.25
Uppers		115.40	110.70	107.90	106.20	103.80	102.50	101.80	101.10	100.00	99.30	
Brick on Block	R' Conc.	144.00	140.80	138.90	136.40	135.10	133.90	133.20	132.60	132.30	132.10	34.25
Uppers		119.90	115.40	112.70	111.00	108.70	107.40	106.70	106.10	105.00	104.40	
Dec. Conc. Block	Wood	114.90	112.80	111.50	109.80	108.90	108.10	107.70	107.20	107.00	106.90	19.50
Uppers		95.30	92.00	90.00	88.90	87.10	86.20	85.70	85.30	84.50	84.00	
Dec. Conv. Block	Steel	128.10	126.00	130.00	123.00	122.20	121.30	120.90	120.50	120.30	120.20	29.25
Uppers		107.50	103.50	101.10	100.00	97.80	96.80	96.20	95.70	94.60	94.00	
EIFS	Wood	117.00	114.70	113.30	111.50	110.60	109.60	109.20	108.70	108.50	108.40	19.50
Uppers		96.80	93.40	91.30	90.10	88.30	87.30	86.80	86.30	85.50	85.00	
EIFS	Steel	130.60	128.20	126.80	125.00	124.00	123.10	122.60	122.20	122.00	121.80	29.25
Uppers		109.30	105.10	102.60	101.40	99.20	98.10	97.50	96.90	95.80	95.20	

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.	\$5.00
Geo-Thermal Heat Source	(+) P.S.F.	2.00
Sprinkler System	(+) P.S.F.	2.75
Extra Bathroom or Stall Shower Bathroom	(+) Each	3,400.00
Extra Toilet Room	(+) Each	2,100.00
Gas Fireplace	(+) Each	4,250.00
Basement Finish	(+) P.S.F.	\$50.00 - 66.00
*Basement Parking	Wood Frame Structures	(+) P.S.F. 20.00
	Steel Frame Structures	(+) P.S.F. 10.25
	R' Conc. Frame Structures	(+) P.S.F. 5.25

*Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

KITCHEN BUILT-INS

Range	(+) Each	\$750.00
Oven (Single)	(+) Each	1,400.00
Oven (Double)	(+) Each	2,500.00
Microwave	(+) Each	700.00
Dishwasher	(+) Each	850.00

OTHER AREA ADJUSTMENTS

Porch	(+) P.S.F.	\$29.00 - \$43.00
Balcony	(+) P.S.F.	19.00 - 33.00
Concrete Patio	(+) P.S.F.	3.00 - 6.80
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — 5 - 14	

GARAGES

		Price Range	Typical
Metal Frame	(+) P.S.F.	\$23.00 - \$35.00	\$29.00
Frame or Block	(+) P.S.F.	27.00 - 41.00	34.00
Brick	(+) P.S.F.	35.00 - 53.00	44.00
Metal / Wood Frame w/ Basement	(+) P.S.F.	46.00 - 68.00	57.00
Frame or Block w/ Basement	(+) P.S.F.	50.00 - 74.00	62.00
Brick w/ Basement	(+) P.S.F.	58.00 - 86.00	72.00



2 GRADE
BRICK – CONCRETE FRAME



3 GRADE
BRICK ON BLOCK – CONCRETE FRAME



4 GRADE
REINFORCED CONCRETE – CONCRETE FRAME



4 GRADE
BRICK ON BLOCK – CONCRETE FRAME

SPECIFICATIONS – AVERAGE QUALITY HIGH RISE APARTMENT BUILDINGS

This structure is designed for apartment buildings which are 5 stories or taller. These structures can range from one bedroom apartments up to three bedroom luxury apartments. The structures will also include common areas such as offices, laundry rooms, community rooms, etc. especially on the lower levels.

Foundation: Reinforced concrete or equivalent, can include piles or caissons.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor, 10' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete floor at grade, uppers (and buildings with basements) floor deck varies with type of construction.

Floor Coverings: Commercial grade carpet and vinyl sheeting or equivalent.

Interior Finish: Drywall or equivalent. Drywall in apartments and acoustical tile or equivalent ceilings in common areas.

Partitions: Ample amount of drywall or equivalent partitions.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Apartments will have a kitchen sink and one three-fixture bath per apartment included in the base cost. Common areas will include toilet rooms and janitor sinks.

Wiring: Ample wiring with good quality fluorescent and/or incandescent fixtures.

Structural: Use proper schedule.

Conveying: Adequate passenger & freight elevators.

HIGH RISE APARTMENTS

Square Feet of Area

Exterior Walls	Framing	2,500	5,000	6,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000	60,000	70,000	80,000	90,000	Add for Bsm't
Frame	Wood	\$284.60	\$243.80	\$219.10	\$194.50	\$169.80	\$154.60	\$145.60	\$137.00	\$132.40	\$126.70	\$125.20	\$124.20	\$123.30	\$119.70	\$29.00
Uppers		106.20	93.70	90.70	88.90	85.60	81.90	81.00	79.50	78.40	77.70	77.30	77.00	76.60	76.20	
Conc. Block or Tile	Wood	295.90	250.50	225.10	199.70	174.30	158.20	148.80	139.60	134.60	128.80	127.10	125.90	124.90	121.20	29.00
Uppers		112.30	97.40	94.00	91.70	88.00	83.90	82.80	81.00	79.60	78.80	78.30	77.90	77.50	77.10	
Conc. Block or Tile	Steel	306.30	261.00	235.60	210.20	184.80	168.70	159.30	150.10	145.10	139.20	137.50	136.30	135.40	131.60	43.00
Uppers		127.50	112.60	108.90	106.30	102.30	97.90	96.90	95.00	93.50	92.70	92.10	91.70	91.30	90.80	
Brick Veneer	Wood	298.40	252.10	226.50	200.90	175.30	159.10	149.60	140.20	135.20	129.20	127.50	126.30	125.30	121.50	29.00
Uppers		116.50	99.90	96.20	93.70	89.70	85.20	84.00	82.00	80.40	79.60	79.00	78.50	78.10	77.60	
Brick Veneer	Steel	315.10	266.30	240.30	214.30	188.30	171.60	161.80	152.20	146.90	140.80	139.00	137.70	136.70	132.80	43.00
Uppers		132.80	115.70	111.70	108.80	104.50	99.60	98.40	96.30	94.60	93.60	93.00	92.50	92.00	91.50	
Brick on Block	Wood	308.50	258.10	231.90	205.60	179.40	162.40	152.40	142.60	137.20	131.00	129.10	127.80	126.70	122.90	29.00
Uppers		121.70	103.00	99.00	96.10	91.80	86.90	85.40	83.20	81.50	80.50	79.90	79.30	78.90	78.30	
Brick on Block	Steel	319.00	268.60	242.30	216.10	189.80	172.80	162.90	153.00	147.60	141.50	139.60	138.20	137.20	133.30	43.00
Uppers		136.90	118.20	113.90	110.70	106.10	101.00	99.60	97.20	95.40	94.40	93.60	93.10	92.60	92.00	
Brick on Block	R' Conc.	323.80	273.40	247.10	220.90	194.60	177.60	167.70	157.80	152.40	146.30	144.40	143.00	142.00	138.10	49.00
Uppers		142.60	123.90	119.60	116.50	112.00	106.90	105.50	103.10	101.30	100.30	99.60	99.10	98.60	98.00	
Structural Glass	Steel	397.20	315.50	284.10	252.60	221.10	198.40	185.20	171.30	163.30	155.60	152.40	150.10	148.30	143.70	43.00
Uppers		193.00	151.80	143.80	136.90	128.50	119.30	115.50	110.30	106.60	104.50	102.80	101.60	100.60	99.50	
Reinforced Conc.	R' Conc.	315.60	268.50	242.80	217.10	191.40	175.00	165.40	155.90	150.80	144.80	143.10	141.80	140.80	137.00	49.00
Uppers		136.50	120.20	116.40	113.70	109.50	104.90	103.80	101.70	100.10	99.30	98.70	98.20	97.70	97.20	
Conc. Tilt-up	Steel	316.10	266.80	240.80	214.70	188.70	171.90	162.10	152.40	147.10	141.00	139.10	137.80	136.80	132.90	43.00
Uppers		135.10	117.10	112.90	109.90	105.40	100.40	99.00	96.80	95.00	94.00	93.30	92.80	92.30	91.80	
Conc. Tilt-up	R' Conc.	320.90	271.60	245.60	219.50	193.50	176.70	166.90	157.20	151.90	145.80	143.90	142.60	141.60	137.70	49.00
Uppers		140.80	122.80	118.60	115.70	111.20	106.30	105.00	102.70	101.00	100.00	99.30	98.80	98.30	97.80	
EIFS	Wood	296.10	250.70	225.30	199.90	174.40	158.30	148.90	139.70	134.70	128.80	127.10	125.90	125.00	121.20	29.00
Uppers		112.60	97.60	94.10	91.90	88.10	84.00	82.80	81.00	79.60	78.90	78.40	77.90	77.60	77.10	
EIFS	Steel	307.10	261.40	236.00	210.50	185.10	168.90	159.50	150.30	145.30	139.30	137.60	136.40	135.50	131.70	43.00
Uppers		128.10	112.90	109.20	106.60	102.60	98.10	97.10	95.20	93.60	92.80	92.20	91.80	91.40	90.90	
Dec. Conc. Block	Wood	296.40	250.90	225.40	200.00	174.50	158.40	149.00	139.80	134.80	128.90	127.20	125.90	125.00	121.20	29.00
Uppers		112.80	97.60	94.20	91.90	88.20	84.00	82.90	81.10	79.70	78.90	78.40	78.00	77.60	77.10	
Dec. Conc. Block	Steel	306.80	261.30	235.90	210.40	185.00	168.90	159.40	150.20	145.20	139.30	137.60	136.40	135.50	131.70	43.00
Uppers		127.90	112.80	109.10	106.50	102.50	98.00	97.00	95.10	93.60	92.70	92.20	91.70	91.30	90.80	
Granite/Marble	Steel	369.20	298.70	269.10	239.60	210.00	189.30	177.20	164.80	157.70	150.50	147.80	145.90	144.30	140.00	43.00
Uppers		174.50	140.70	133.90	128.20	121.10	113.30	110.30	106.00	102.90	101.10	99.80	98.80	97.90	97.00	

Above prices are based on a 5 story building. Add 1% to all upper prices only for each story above 5 stories.
(i.e. 10 story building = uppers price x 5% for floors 2 through 10.)

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-) P.S.F.	\$5.00
Geo-Thermal Heat Source	(+) P.S.F.	2.00
Sprinkler System	(+) P.S.F.	4.00
Gas Fireplace	(+) Each	4,250.00
Basement Finish	(+) P.S.F.	\$50.00 - 66.00
*Basement Parking	Wood Frame Structures (+) P.S.F.	20.00
	Steel Frame Structures (+) P.S.F.	10.25
	R' Conc. Frame Structures (+) P.S.F.	5.25

*Add for basement, if utilized for parking then add the adjustment above in addition to the basement pricing.

KITCHEN BUILT-INS

Range	(+) Each	\$750.00
Oven (Single)	(+) Each	1,400.00
Oven (Double)	(+) Each	2,500.00
Microwave	(+) Each	700.00
Dishwasher	(+) Each	850.00

OTHER AREA ADJUSTMENTS

Porch	(+) P.S.F.	\$29.00 - \$43.00
Balcony	(+) P.S.F.	19.00 - 33.00
Concrete Patio	(+) P.S.F.	3.00 - 6.80
Canopy	(+) P.S.F.	16.00 - 23.00
Portico	(+) P.S.F.	20.00 - 30.00

Swimming Pools See "Analyzed Unit Cost" — Page 4 – 34

Paving & Yard Lighting See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



3 GRADE
WOOD FRAME



3 GRADE
CONCRETE BLOCK – WOOD FRAME



4 GRADE
BRICK VENEER – WOOD FRAME

SPECIFICATIONS – NURSING HOMES

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 10' high first floor, 9' high uppers.

Roof: Asphalt shingles (pitched roofs) or rubber membrane (flat roofs) or equivalent. (Roof deck varies with type of construction.)

Floor: First floor - concrete on 4" grade or equivalent. Upper floor varies with type of construction.

Floor Covering: Average quality asphalt tile or carpeting.

Interior Finish: Drywall partitions and ceilings (or equivalent).

Heating & Air Conditioning: Combination forced air system.

Plumbing: Adequate porcelain enamel fixtures with invalid safety features.

Tiling: Ceramic floor and wainscoting in bathrooms and kitchen.

Kitchen: Adequate kitchen facilities.

Electrical: Pipe conduit wiring. Adequate fixtures and outlets. Call system.

Structural: Use proper schedule.



2 GRADE
BRICK VENEER – WOOD FRAME

NURSING HOMES

		Square Feet of Area										Add for
Exterior Walls	Framing	3,000	4,000	5,000	7,500	10,000	15,000	20,000	30,000	40,000	50,000 or Larger	Bsmt
Frame	Wood	\$139.30	\$136.00	\$135.30	\$134.30	\$133.80	\$133.30	\$133.00	\$132.80	\$132.70	\$132.60	\$19.50
Uppers		114.90	111.80	110.00	109.10	107.40	106.60	106.20	105.80	105.00	104.50	
Concrete Block	Wood	143.80	140.20	139.20	137.80	137.20	136.50	136.20	135.90	135.70	135.60	19.50
Uppers		116.80	113.60	111.60	110.60	108.90	108.00	107.60	107.10	106.30	105.80	
Concrete Block	Steel	150.30	146.60	145.60	144.30	143.60	143.00	142.70	142.30	142.20	142.10	29.25
Uppers		129.00	125.10	122.80	121.70	119.60	118.60	118.00	117.50	116.50	115.80	
Brick Veneer	Wood	148.20	144.20	143.00	141.40	140.50	139.70	139.30	138.90	138.70	138.60	19.50
Uppers		121.90	118.30	116.10	114.60	112.80	111.70	111.20	110.60	109.80	109.30	
Brick Veneer	Steel	159.30	154.90	153.40	151.40	150.50	149.50	149.00	148.50	148.30	148.10	29.25
Uppers		134.90	130.50	127.80	126.40	124.10	122.80	122.20	121.60	120.50	119.80	
Brick on Block	Wood	156.90	152.10	150.50	148.20	147.10	146.00	145.40	144.90	144.60	144.40	19.50
Uppers		125.60	121.60	119.20	117.60	115.60	114.40	113.80	113.20	112.30	111.80	
Brick on Block	Steel	163.40	158.60	156.90	154.70	153.60	152.40	151.90	151.30	151.00	150.90	29.25
Uppers		137.90	133.20	130.40	128.70	126.30	124.90	124.30	123.60	122.50	121.80	
Brick on Block	R' Conc.	167.30	162.50	160.80	158.60	157.50	156.30	155.80	155.20	154.90	154.80	34.25
Uppers		142.40	137.90	135.10	133.50	131.20	129.80	129.20	128.50	127.50	126.80	
Dec. C Block	Wood	144.90	141.20	140.20	138.80	138.10	137.40	137.00	136.70	136.50	136.40	19.50
Uppers		117.70	114.40	112.40	111.30	109.60	108.70	108.20	107.70	106.90	106.40	
Dec. C Block	Steel	151.40	147.70	146.60	145.20	144.50	143.80	143.50	143.10	142.90	142.80	29.25
Uppers		129.90	125.90	123.50	122.40	120.30	119.20	118.70	118.10	117.10	116.50	
EIFS	Wood	147.10	143.20	142.00	140.50	139.70	138.90	138.50	138.10	137.90	137.80	19.50
Uppers		119.20	115.80	113.70	112.50	110.80	109.80	109.30	108.80	108.00	107.50	
EIFS	Steel	153.90	149.90	148.70	147.10	146.40	145.60	145.20	144.80	144.60	144.50	29.25
Uppers		131.70	127.50	125.10	123.80	121.60	120.50	119.90	119.40	118.30	117.70	

MAIN AREA ADJUSTMENTS

Basement Finish	(+)	P.S.F.	\$30.00	-	\$44.00
No Air Conditioning	(-)	P.S.F.			8.00
Geo-Thermal Heat Source	(+)	P.S.F.			2.00
Sprinkler System	(+)	P.S.F.			3.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27		

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	-	\$23.00
Portico	(+)	P.S.F.	20.00	-	30.00
Porch	(+)	P.S.F.	29.00	-	43.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



3 GRADE
CONCRETE BLOCK – WOOD FRAME



3 – 10 GRADE
WOOD FRAME



4 GRADE
WOOD FRAME

SPECIFICATIONS – AVERAGE QUALITY CHILD DAY CARE CENTER

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high first floor, 10' high uppers.

Roof: Asphalt shingle (pitched roofs) or rubber membrane (flat roofs) or equivalent. (Roof deck varies with type of structure.)

Floors: 4" reinforced concrete at grade. Uppers (and buildings with basements) will vary with structure.

Floor Coverings: Vinyl sheeting, asphalt tile, commercial carpet or equivalent.

Interior Finish: Drywall or equivalent. Drywall or acoustical tile, or equivalent ceilings.

Partitions: High concentration of drywall on wood stud or equivalent.

Heating & Air Conditioning: Good quality heat and air conditioning system.

Plumbing: Abundance of good quality fixtures, children's sized fixtures common.

Wiring: Abundance of good quality fluorescent and/or incandescent fixtures and outlets.

Structural: Use proper schedule.



4 GRADE
BRICK VENEER – WOOD FRAME

CHILD DAY CARE CENTERS

		Square Feet of Area													Add for
Exterior Walls	Framing	500	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	7,500	10,000	15,000	Bsmt
Frame or Mtl	Wood	\$152.40	\$128.00	\$122.90	\$119.90	\$115.80	\$109.70	\$105.60	\$100.50	\$97.40	\$96.20	\$95.10	\$93.90	\$90.10	\$19.50
	Uppers	122.80	99.60	94.80	91.80	87.90	83.50	81.50	77.50	75.20	74.20	74.30	73.00	70.00	
C Block or Tile	Wood	164.10	137.10	131.50	128.10	123.60	116.20	111.20	105.00	101.30	99.90	98.50	97.10	92.50	19.50
	Uppers	127.40	103.20	98.20	95.10	91.10	86.10	83.70	79.40	76.70	75.60	75.70	74.30	71.00	
C Block or Tile	Steel	170.60	143.60	137.90	134.60	130.10	122.60	117.70	111.50	107.70	106.40	105.00	103.60	98.90	29.25
	Uppers	145.20	116.80	110.90	107.30	102.60	97.20	95.90	90.90	87.80	86.50	86.20	84.50	81.00	
Brick Veneer	Wood	177.10	147.20	140.90	137.30	132.30	123.40	117.50	110.10	105.60	104.00	102.40	100.70	95.10	19.50
	Uppers	141.20	113.90	108.20	104.80	100.20	93.80	90.40	84.70	81.30	80.00	79.80	78.10	73.80	
Brick Veneer	Steel	194.70	162.40	155.50	151.60	146.20	136.10	129.30	120.90	115.80	114.00	112.10	110.30	103.80	29.25
	Uppers	160.90	129.00	122.40	118.40	113.10	106.00	103.50	97.00	93.10	91.40	90.90	88.90	84.20	
Brick on Block	Wood	199.50	164.60	157.30	153.00	147.20	135.80	128.30	118.80	113.10	111.00	109.00	106.90	99.70	19.50
	Uppers	150.50	121.10	115.00	111.30	106.40	98.90	94.80	88.30	84.40	82.90	82.50	80.70	75.70	
Brick on Block	Steel	205.90	171.10	163.70	159.50	153.70	142.30	134.70	125.20	119.50	117.50	115.40	113.40	106.10	29.25
	Uppers	168.20	134.70	127.70	123.50	117.90	110.00	107.00	99.80	95.50	93.70	93.10	90.90	85.70	
Brick on Block	R' Conc.	209.80	175.00	167.60	163.40	157.60	146.20	138.60	129.10	123.40	121.40	119.30	117.30	110.00	34.25
	Uppers	171.50	138.90	132.20	128.10	122.60	114.80	111.60	104.50	100.30	98.60	98.00	95.90	90.70	
EIFS	Wood	173.00	144.00	137.90	134.40	129.60	121.10	115.50	108.50	104.30	102.70	101.10	99.60	94.30	19.50
	Uppers	134.20	108.50	103.10	99.90	95.60	89.90	87.00	82.00	79.00	77.80	77.70	76.10	72.40	
EIFS	Steel	180.30	151.20	145.00	141.40	136.60	128.00	122.40	115.30	111.00	109.40	107.80	106.30	100.90	29.25
	Uppers	152.60	122.50	116.30	112.50	107.50	101.30	99.50	93.80	90.30	88.80	88.40	86.60	82.50	
Decorative Conc. Block	Wood	167.30	139.60	133.80	130.40	125.70	117.90	112.70	106.20	102.30	100.90	99.40	98.00	93.10	19.50
	Uppers	129.80	105.00	99.90	96.70	92.60	87.40	84.80	80.30	77.50	76.40	76.40	74.90	71.40	
Decorative Conc. Block	Steel	173.70	146.00	140.20	136.80	132.20	124.40	119.20	112.70	108.80	107.30	105.90	104.40	99.50	29.25
	Uppers	147.50	118.60	112.70	109.00	104.10	98.50	97.10	91.80	88.60	87.20	86.90	85.20	81.50	
Metal	Wood	134.60	111.20	106.30	103.30	99.40	93.70	90.30	85.50	83.20	82.10	81.00	79.90	76.30	19.50
Metal	Steel	155.80	128.60	122.90	119.60	115.10	107.50	101.40	95.30	92.00	90.60	89.20	87.80	83.20	29.25

MAIN AREA ADJUSTMENTS

No Air Conditioning	(-)	P.S.F.		\$8.00
Geo-Thermal Heat Source	(+)	P.S.F.		2.00
Basement Finish	(+)	P.S.F.	\$38.00	- 58.00
Sprinkler System	(+)	P.S.F.		3.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27	

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	- \$23.00
Portico	(+)	P.S.F.	20.00	- 30.00
Wood Deck	(+)	P.S.F.	16.50	- 25.50
Concrete Patio	(+)	P.S.F.	3.00	- 6.80
Chain Link Fence			See "Analyzed Unit Cost" — Page 4 – 33	
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



2 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



3 + 10 GRADE
EIFS ON MASONRY – STEEL FRAME



4 GRADE
METAL – STEEL FRAME SERVICE AREA &
BRICK ON BLOCK – STEEL FRAME SALES AREA



5 GRADE
CONCRETE BLOCK – STEEL FRAME

SPECIFICATIONS – AUTOMOBILE SALES BUILDINGS

These buildings are designed for the sales and service of automobile and/or associated equipment. Automobile and Implement Dealerships fall into this category.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. Note: Showroom includes extensive plate glass. (Overhead doors must be added for.) 14' showrooms and 16' high service building.

Roof: Flat or gable. Rubber membrane or equivalent. Metal structures will have metal panel on steel frame pitched roofs.

Floors: 6" reinforced concrete floors. Commercial grade carpeting in office and asphalt tile or equivalent in showroom and sales area only.

Interior Finish: Painted interior in service building. Showroom and sales area has drywall on wood stud walls, and partitions. Ceilings are acoustical tile or equivalent.

Heating & Air Conditioning: Service area: Good suspended unit heaters or radiant (vacuum gas) heating. Air circulation and exhaust system. Showroom and sales area: Forced hot air heating and roof unit air conditioning or equivalent.

Plumbing: Adequate plumbing throughout.

Wiring: Pipe conduit wiring. Good lighting with numerous outlets.

Structural: Use proper schedule.

AUTOMOBILE SHOWROOM & SALES OFFICE BUILDING

Square Feet of Area

Exterior Walls	Framing	1,000	1,250	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000	10,000 or Larger	Add for Bsmt
Metal	Steel	\$112.10	\$106.60	\$102.40	\$97.50	\$92.00	\$88.30	\$84.10	\$81.10	\$78.10	\$74.80	\$72.30	\$29.25
Concrete Block	Wood	122.70	117.00	112.60	107.60	102.00	98.20	93.90	90.80	88.40	85.10	82.50	19.50
Concrete Block	Steel	129.10	123.40	119.10	114.10	108.40	104.60	100.30	97.20	94.90	91.60	88.90	29.25
Brick Veneer	Wood	130.70	124.00	119.00	113.10	106.80	102.70	97.70	94.20	91.60	87.90	84.90	19.50
Brick Veneer	Steel	143.20	135.70	130.10	123.60	116.90	112.40	107.10	103.30	100.40	96.30	93.20	29.25
Brick on Block	Wood	141.60	133.50	127.50	120.50	113.40	108.70	102.90	98.90	95.90	91.50	88.30	19.50
Brick on Block	Steel	149.80	141.60	135.40	128.20	120.90	116.10	110.30	106.10	103.00	98.60	95.30	29.25
Brick on Block	R' Conc.	153.70	145.50	139.30	132.10	124.80	120.00	114.20	110.00	106.90	102.50	99.20	34.25
Glass	Steel	230.40	211.00	196.80	180.10	167.40	159.00	147.20	139.10	133.10	124.80	119.30	29.25
Conc. Tilt-up	Steel	145.00	137.30	131.60	124.90	118.00	113.40	107.90	104.00	101.10	97.00	93.80	29.25
Conc. Tilt-up	R' Conc.	148.90	141.20	135.50	128.80	121.90	117.30	111.80	107.90	105.00	100.90	97.70	34.25
Reinforced Conc.	R' Conc.	137.80	131.50	126.70	121.20	115.20	111.20	106.50	103.20	100.70	97.10	94.30	34.25
EIFS on Masonry	Wood	136.80	129.40	123.80	117.30	110.50	106.00	100.70	96.90	94.00	89.90	86.80	19.50
EIFS on Masonry	Steel	143.30	135.80	130.20	123.70	117.00	112.50	107.10	103.30	100.40	96.40	93.30	29.25
EIFS	Wood	127.90	121.50	116.70	111.20	105.10	101.10	96.40	93.00	90.50	86.90	84.10	19.50
EIFS	Steel	134.80	128.40	123.60	118.00	111.90	107.80	103.10	99.70	97.10	93.50	90.70	29.25

MAIN AREA ADJUSTMENTS

Basement Finish (Offices)	(+)	P.S.F.	\$38.00	-	\$58.00
Sprinkler System	(+)	P.S.F.			2.75
Office Mezzanine	(+)	P.S.F.	62.00	-	92.00
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00	-	16.00
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00	-	40.00
Overhead Door (Manual)	(+)	P.S.F.S.A.			18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.			28.00
Metal Liner in Metal-Steel Building	(+)	P.S.F.S.A.			3.40
No Exhaust System (Service Area)	(-)	P.S.F.			3.40
No Ceiling Finish (Showroom Area)	(-)	P.S.F.			2.50
No Floor Finish (Showroom Area)	(-)	P.S.F.			0.35
No Air Conditioning (Showroom Area)	(-)	P.S.F.			5.70

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$16.00	-	\$23.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		

AUTOMOBILE SERVICE BUILDING

Square Feet of Area

Exterior Walls	Framing	5,000	6,000	7,000	8,000	10,000	12,000	15,000	20,000	30,000	40,000	50,000 or Larger	Height Adjust.
Metal	Steel	\$51.10	\$48.40	\$47.20	\$46.30	\$45.50	\$44.70	\$43.80	\$43.00	\$41.30	\$40.60	\$39.90	\$1.24
Concrete Block	Wood	60.90	59.10	57.80	56.90	55.50	54.60	53.70	52.80	51.00	50.20	49.50	0.73
Concrete Block	Steel	67.40	65.60	64.30	63.30	62.00	61.10	60.20	59.20	57.40	56.70	56.00	1.20
Brick on Block	Wood	75.80	72.30	69.90	68.00	65.40	63.70	62.00	60.20	56.80	55.30	54.00	1.24
Brick on Block	Steel	82.20	78.80	76.30	74.50	71.90	70.10	68.40	66.70	63.20	61.80	60.50	1.72
Brick on Block	R' Conc.	86.10	82.70	80.20	78.40	75.80	74.00	72.30	70.60	67.10	65.70	64.40	1.82
Conc. Tilt-up	Steel	78.90	75.80	73.60	72.00	69.70	68.10	66.60	65.00	61.90	60.60	59.50	1.64
Conc. Tilt-up	R' Conc.	82.80	79.70	77.50	75.90	73.60	72.00	70.50	68.90	65.80	64.50	63.40	1.75
Reinforced Conc.	R' Conc.	74.70	72.60	71.00	69.80	68.20	67.10	66.00	64.90	62.70	61.80	60.90	1.44
EIFS on Masonry	Wood	71.40	68.40	66.30	64.70	62.50	61.00	59.50	58.00	58.00	53.80	52.70	1.12
EIFS on Masonry	Steel	77.80	74.90	72.80	71.20	68.90	67.50	66.00	64.50	61.50	60.30	59.10	1.60

Base prices are based on 16' high first floors. Add/deduct for each 1' variation from base height.



3 GRADE
BRICK ON BLOCK – STEEL FRAME



4 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



4 + 5 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



4 – 5 GRADE
WOOD FRAME

SPECIFICATIONS – AUTOMOBILE REPAIR SHOPS

These buildings are designed for the sales and service of automobiles and associated equipment (tires, mufflers, transmissions, oil changes, etc.) Buildings in this category include muffler shops, quick lube facilities, etc.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule. Glass store front. 16' high buildings. (Overhead doors must be added for.)

Roof: Flat, rubber membrane or equivalent. Metal buildings will have metal panels on steel frame pitched roofs.

Floors: 6" reinforced concrete floors. Commercial grade tile in sales area.

Interior Finish: Painted interior in service area. Sales area has drywall or equivalent walls and acoustical tile ceiling or equivalent.

Heating & Air Conditioning: Service area has vacuum gas or suspended unit heaters. Forced hot air, and air conditioning in sales area.

Plumbing: Adequate plumbing.

Wiring: Pipe conduit wiring. Good lighting with numerous outlets.

Structural: Use proper schedule.



2 GRADE
DECORATIVE CONCRETE BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – STEEL FRAME

AUTOMOBILE REPAIR SHOPS

		Square Feet of Area											
		750										10,000	Height
Exterior Walls	Framing	or Less	1,000	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000	or Larger	Adjust.
Frame	Wood	\$105.60	\$95.40	\$84.40	\$78.30	\$74.00	\$71.10	\$67.60	\$64.90	\$63.50	\$61.80	\$60.80	\$0.71
Concrete Block	Wood	108.30	97.80	86.40	79.90	75.50	72.50	68.90	66.00	64.60	62.80	61.70	0.73
Concrete Block	Steel	114.70	104.30	92.80	86.40	81.90	79.00	75.30	72.40	71.00	69.20	68.20	1.20
Dec. Conc. Block	Wood	111.60	100.80	88.80	82.00	77.40	74.30	70.50	67.40	65.90	64.00	62.90	0.78
Dec. Conc. Block	Steel	118.10	107.20	95.20	88.40	83.80	80.70	76.90	73.80	72.30	70.40	69.30	1.26
EIFS on Masonry	Wood	133.40	120.10	104.70	95.30	89.60	85.70	80.90	76.30	74.30	71.80	70.30	1.12
EIFS on Masonry	Steel	139.90	126.60	111.10	101.80	96.00	92.10	87.30	82.70	80.70	78.20	76.80	1.60
Brick on Block	Wood	144.60	130.00	112.80	102.20	95.80	91.50	86.20	80.90	78.60	75.80	74.10	1.24
Brick on Block	Steel	151.10	136.50	119.20	108.70	102.30	98.00	92.70	87.30	85.10	82.30	80.60	1.72
Brick on Block	R' Conc.	155.00	140.40	123.10	112.60	106.20	101.90	96.60	91.20	89.00	86.20	84.50	1.82
Conc. Tilt-Up	Steel	143.00	129.30	113.40	103.70	97.70	93.80	88.80	84.00	81.90	79.40	77.80	1.64
Conc. Tilt-Up	R' Conc.	146.90	133.20	117.30	107.60	101.60	97.70	92.70	87.90	85.80	83.30	81.70	1.75
Reinforced Conc.	R' Conc.	127.10	115.70	102.90	95.50	90.60	87.30	83.30	79.80	78.20	76.20	75.00	1.44
Metal	Steel	100.70	90.00	78.30	71.70	67.20	64.20	60.50	57.50	56.10	54.20	53.20	1.24
Metal	Wood	84.90	75.50	65.60	60.30	56.40	53.80	50.50	48.30	47.10	45.60	44.70	0.61

Base prices are based on 16' high first floors. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS					Price Range		Typical
Basement	(+)	P.S.F.					\$34.25
Interior Office (w/ Heating Only)	(+)	P.S.F.			\$38.00	- \$46.00	42.00
Interior Office (w/ Heating & AC)	(+)	P.S.F.			46.00	- 54.00	50.00
Interior Retail Finish (w/ Heating Only)	(+)	P.S.F.			30.00	- 36.00	33.00
Interior Retail Finish (w/ Heating & AC)	(+)	P.S.F.			38.00	- 44.00	41.00
Sprinkler System	(+)	P.S.F.			2.25	- 3.25	2.75
Office Mezzanine	(+)	P.S.F.			65.00	- 86.00	75.50
Open Wood Storage Mezzanine	(+)	P.S.F.			11.00	- 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.			27.00	- 40.00	33.50
Overhead Door (Manual)	(+)	P.S.F.S.A.			15.00	- 22.00	18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.			22.50	- 33.50	28.00
Metal Liner in Metal-Steel Building	(+)	P.S.F.S.A.			2.80	- 4.00	3.40
Recessed Work Pits	(+)	P.S.F.			58.00	- 88.00	73.00
No Exhaust System	(-)	P.S.F.			2.70	- 4.10	3.40

OTHER AREA ADJUSTMENTS					Price Range		Typical
Canopy	(+)	P.S.F.			\$16.00	- \$23.00	\$19.50
Paving & Yard Lighting					See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		

STATIONS WITH BAYS



2 GRADE



2 GRADE



3 GRADE



3 GRADE



4 GRADE



4 GRADE



5 GRADE



5 GRADE

NO BAY STATIONS



2 GRADE



2 GRADE



3 GRADE



4 GRADE



4 GRADE



5 GRADE

SERVICE STATIONS

WITH SERVICE BAYS

Base Cost

Enameled Steel or Brick	P.S.F.	\$120.00
Concrete Block	P.S.F.	90.00

Note: Above cost is for a basic Service Station. The price includes overhead doors and a small sales area with limited finish.

WITHOUT SERVICE BAYS

Generally constructed of brick, metal panel or concrete block with an abundance of plate glass. Good heating and lighting. Two toilet rooms.

Size	Base Cost
100	\$298.00
150	260.00
200	199.00
250	184.00
300	176.00
350	168.00
400	160.00
450	153.00

Note: Structures over 500 S.F. should be priced as Convenience Stores

OTHER ADJUSTMENTS

			Price Range	Typical
Lighted Canopies	Wood Frame	P.S.F.	\$13.00 - \$20.00	\$16.50
	Steel	P.S.F.	21.00 - 31.00	26.00
	Concrete	P.S.F.	22.50 - 33.50	28.00
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	

ACCRUED DEPRECIATION GUIDE FOR SERVICE STATIONS

Age	Percent	Age	Percent
1	5	11	34
2	8	12	37
3	11	13	40
4	14	14	43
5	17	15	46
6	20	16	50
7	23	17	54
8	25	18	58
9	28	19	62
10	31	20	65

Over 16 years old is by observation.

Note: This service station depreciation guide includes physical deterioration and functional obsolescence. Any station having received modernization should be depreciated by observation. Generally such face liftings are designed more to remove obsolescence than to correct a physical deficiency.



4 GRADE – SELF SERVICE
METAL – WOOD FRAME



4 GRADE – FULL SERVICE
EIFS ON MASONRY – WOOD FRAME



4 GRADE – DRIVE THRU
DECORATIVE CONCRETE BLOCK – STEEL FRAME



5 GRADE – SELF SERVICE
METAL – STEEL FRAME

SPECIFICATIONS – CAR WASH

Foundation: Reinforced concrete footings and foundation walls. (None for post frame buildings.)

Exterior Walls: Use proper schedule.

Roof: Flat, rubber membrane roofing. Pitched roofs will have asphalt shingles. (Deck varies with construction.) Metal buildings have metal roof.

Floor: Concrete floor with floor drainage system.

Interior Finish: Painted interior, concrete block partitions or equivalent. Approximately 10% of full service type have interior office and sales area.

Heating: In-floor hot water heat.

Lighting: Pipe conduit wiring, minimal lighting fixtures, power wiring for equipment.

Plumbing: Service station type and self-service type include rough plumbing only. Toilet rooms and hot water tank included in full service type.

CAR WASHES



2 GRADE – DRIVE THRU
BRICK – STEEL FRAME



2 GRADE – DRIVE THRU
BRICK – STEEL FRAME



3 GRADE – SELF SERVICE
BRICK – WOOD FRAME



3 GRADE – FULL SERVICE
BRICK ON BLOCK – STEEL FRAME



3 GRADE – DRIVE THRU
EIFS ON MASONRY – WOOD FRAME



4 GRADE – SELF SERVICE
WOOD FRAME

CAR WASHES

FULL SERVICE TYPE

		Square Feet of Area								
										15,000
Exterior Walls	Framing	2,000	2,500	3,000	4,000	5,000	7,500	10,000	12,500	or Larger
Metal	Wood	\$84.80	\$81.90	\$76.70	\$73.10	\$68.50	\$63.70	\$62.40	\$61.60	\$61.10
Metal	Steel	96.40	93.10	87.10	83.00	77.50	72.00	70.40	69.40	68.80
Concrete Block	Wood	101.00	97.80	91.90	87.90	82.60	77.10	75.50	74.60	74.00
Concrete Block	Steel	107.50	104.30	98.40	94.30	89.00	83.50	82.00	81.10	80.50
Dec. Conc. Block	Wood	103.10	99.80	93.70	89.40	83.90	78.20	76.60	75.60	74.90
Dec. Conc. Block	Steel	109.60	106.30	100.10	95.90	90.30	84.60	83.00	82.00	81.40
Dec. Conc. Block	R' Conc.	113.50	110.20	104.00	99.80	94.20	88.50	86.90	85.90	85.30
Brick	Wood	124.30	120.00	111.20	105.30	97.20	88.90	86.70	85.30	84.40
Brick	Steel	130.80	126.50	117.60	111.70	103.70	95.40	93.10	91.70	90.80
Brick	R' Conc.	134.70	130.40	121.50	115.60	107.60	99.30	97.00	95.60	94.70
Conc. Tilt-Up	Steel	125.40	121.30	113.20	107.70	100.30	92.60	90.50	89.30	88.40
Conc. Tilt-Up	R' Conc.	129.30	125.20	117.10	111.60	104.20	96.50	94.40	93.20	92.30
EIFS on Masonry	Wood	117.00	113.00	105.10	99.80	92.60	85.20	83.10	81.90	81.10
EIFS on Masonry	Steel	123.40	119.50	111.60	106.20	99.00	91.60	89.60	88.40	87.50
Polymer (Conc. Filled)	Wood	117.60	113.70	105.60	100.30	93.00	85.50	83.50	82.30	81.50
Polymer (Conc. Filled)	Steel	124.00	120.10	112.10	106.80	99.40	92.00	89.90	88.70	87.90

MAIN AREA ADJUSTMENTS

Overhead Door (Manual)	(+)	P.S.F.S.A.	\$18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	28.00
Motorized Bi-Fold Door	(+)	P.S.F.S.A.	26.00
No In-Floor Heat	(-)	P.S.F.	7.25
Add for Suspended Gas Unit Heat	(+)	P.S.F.	2.50
No Interior Office or Lounge	(-)	P.S.F.	5.00
No Toilet Rooms	(-)	Flat	4,200.00

DRIVE-THRU CAR WASH (SERVICE STATION TYPE)

		Square Feet of Area					
							1,500
Exterior Walls	Framing	500	600	750	1,000	1,250	or Larger
Metal	Wood	\$121.70	\$109.80	\$97.90	\$91.90	\$84.60	\$86.60
Metal	Steel	140.20	126.60	112.90	105.90	97.20	98.80
Concrete Block	Wood	140.30	126.90	113.50	106.60	98.10	99.80
Concrete Block	Steel	141.50	128.10	114.80	107.90	99.40	101.00
Dec. Conc. Block	Wood	144.50	130.60	116.70	109.40	100.50	102.10
Dec. Conc. Block	Steel	145.80	131.80	117.90	110.70	101.80	103.30
Dec. Conc. Block	R' Conc.	148.50	134.60	120.70	113.40	104.50	106.10
Brick	Wood	186.90	167.60	148.30	137.70	124.80	124.90
Brick	Steel	188.20	168.90	149.60	139.00	126.00	126.20
Brick	R' Conc.	190.90	171.60	152.30	141.70	128.80	128.90
Conc. Tilt-Up	Steel	177.30	159.40	141.50	131.70	119.80	120.30
Conc. Tilt-Up	R' Conc.	180.10	162.20	144.20	134.50	122.60	123.10
EIFS on Masonry	Wood	172.20	154.70	137.30	127.90	116.40	117.00
EIFS on Masonry	Steel	173.40	156.00	138.60	129.10	117.60	118.20
Polymer (Conc. Filled)	Wood	173.00	155.30	137.70	128.30	116.60	117.30
Polymer (Conc. Filled)	Steel	174.20	156.60	138.90	129.50	117.80	118.50

MAIN AREA ADJUSTMENTS

Overhead Door (Manual)	(+)	P.S.F.S.A.	\$18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	28.00
Motorized Bi-Fold Door	(+)	P.S.F.S.A.	26.00
No In-Floor Heat	(-)	P.S.F.	7.25
Add for Suspended Gas Unit Heat	(+)	P.S.F.	2.50

CAR WASHES (Continued)

SELF SERVICE TYPE

Square Feet of Area

		750	1,200	1,750	2,250	3,000	4,000	5,000 or Larger
Exterior Walls	Framing							
Metal	Post	\$77.30	\$71.10	\$66.00	\$63.40	\$60.40	\$58.90	\$57.90
Metal	Wood	86.40	78.40	72.30	69.20	65.80	63.70	62.60
Metal	Steel	99.40	89.70	82.70	79.20	75.40	72.90	71.50
Concrete Block	Wood	101.00	91.20	84.30	80.70	77.00	74.40	73.00
Concrete Block	Steel	102.20	92.50	85.50	82.00	78.20	75.60	74.30
Decorative Conc. Block	Wood	103.50	93.30	86.00	82.30	78.50	75.80	74.30
Decorative Conc. Block	Steel	104.80	94.50	87.30	83.60	79.80	77.00	75.60
Decorative Conc. Block	R' Conc.	107.50	97.30	90.00	86.30	82.50	79.80	78.30
Brick	Wood	127.00	111.90	102.20	97.30	92.40	88.30	86.40
Brick	Steel	128.20	113.20	103.40	98.50	93.60	89.60	87.60
Brick	R' Conc.	131.00	115.90	106.20	101.30	96.40	92.30	90.40
Conc. Tilt-Up	Steel	124.00	109.80	100.50	95.80	91.10	87.30	85.50
Conc. Tilt-Up	R' Conc.	126.80	112.50	103.20	98.60	93.90	90.10	88.20
EIFS on Masonry	Steel	122.10	108.20	99.20	94.60	90.00	86.30	84.50
Polymer (Conc. Filled)	Wood	120.60	107.50	98.60	94.20	89.60	86.20	84.50
Polymer (Conc. Filled)	Steel	121.80	108.70	99.90	95.50	90.80	87.40	85.70

Note: Deduct one whole grade (4 grade to a 5 grade, etc.) for structures with open bays.

MAIN AREA ADJUSTMENTS

Overhead Door (Manual)	(+)	P.S.F.S.A.	\$18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	28.00
No In-Floor Heat	(-)	P.S.F.	7.25
Add for Suspended Gas Unit Heat	(+)	P.S.F.	2.50

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$21.00	-	\$31.00
Exterior Wash Floor	(+)	P.S.F.	7.00	-	11.00
Vacuum Station	(+)	Each	1,800.00	-	3,000.00

Paving & Yard Lighting See "Commercial and Industrial Schedule Short Form" — Page 5 – 14

EQUIPMENT - CONTINUOUS FLOW CONVEYOR TYPE

	30' Long	50' Long	75' Long	100' Long	125' Long	150' Long	Add for Dryer
Low	\$70,000	\$124,000	\$174,000	\$212,000	\$250,000	\$290,000	\$22,000
Average	103,000	162,000	227,000	275,000	315,000	365,000	31,000
High	136,000	200,000	280,000	338,000	380,000	440,000	40,000

EQUIPMENT - SERVICE STATION AUTOMATIC WASH TYPE

Brush Type	Touchless	Add for Dryer
\$100,000	\$125,000	\$25,000

EQUIPMENT - HAND OPERATED SELF-SERVICE TYPE

1 Bay	2 Bay	3 Bay	4 Bay	5 Bay	6 Bay	Each Additional Bay
\$36,000	\$52,000	\$68,000	\$84,000	\$100,000	\$116,000	\$16,000

Depreciation: This type of property usually depreciates at a faster than normal rate. The following guides should be used unless extensive remodeling has occurred.

Structure	2 ½%	-	3 ½%	Per Year to 65%
Equipment (Continuous Flow Type)	8%	-	12%	Per Year to 70%
Equipment (Service Station Type)	18%	-	22%	Per Year to 70%
Equipment (Hand Operated Type)	5%	-	7%	Per Year to 70%

Car was equipment is not assessable pursuant to Iowa code Section 427a.1(6).



3 GRADE
REINFORCED CONCRETE – STEEL FRAME



4 GRADE
METAL – LIGHT STEEL FRAME



4 GRADE
METAL – POST FRAME



4 GRADE
CONCRETE – STEEL FRAME

SPECIFICATIONS – MINI-STORAGE BUILDING

Foundation: Reinforced concrete floating slab with monolithic perimeter. Multi-story assumes a reinforced concrete foundation or equivalent.

Exterior Walls: Use proper schedule. 9' high side walls per floor.

Roof: Roof deck varies, condensation insulation included.

Floors: 4" concrete with wire reinforcing. Uppers will vary with type of structure.

Interior Finish: None (see Main Area Adjustments to add for partitioning).

Heating & Air Conditioning: None.

Plumbing: None.

Electrical: None.

Structural: Light framing only (load bearing exterior walls). Uppers include additional framing to supports structure above.

MINI-STORAGE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,000	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000	10,000 or Larger	Height Adjust.
Metal	Post	\$17.60	\$14.90	\$14.60	\$14.50	\$14.10	\$13.60	\$13.30	\$13.10	\$12.80	\$12.70	\$0.34
Uppers		17.50	14.00	13.80	13.70	13.00	12.20	11.70	11.40	11.00	10.80	
Metal	Light Stl	22.70	18.80	18.40	18.20	17.70	17.00	16.60	16.30	15.90	15.70	0.52
Uppers		27.50	24.50	24.30	24.20	23.40	22.40	21.80	21.40	20.90	20.60	
Frame w/ Asph Shingle Roof	Wood	23.60	19.60	19.20	19.00	18.40	17.70	17.30	17.00	16.60	16.40	0.55
Uppers		20.20	15.30	15.10	14.90	14.10	13.10	12.40	12.00	11.50	11.20	
Frame w/ Mtl/Frame Roof	Wood	20.30	16.30	15.90	15.70	15.10	14.40	14.00	13.70	13.30	13.10	0.55
Uppers		20.20	15.30	15.10	14.90	14.10	13.10	12.40	12.00	11.50	11.20	
C Blk w/ Asph Shingle Roof	Wood	26.50	21.00	20.60	20.40	19.60	18.60	18.00	17.60	17.10	16.80	0.77
Uppers		23.00	16.70	16.40	16.30	15.20	13.90	13.10	12.60	12.00	11.60	
C Blk w/ Mtl/Frame Roof	Wood	23.20	17.70	17.30	17.10	16.30	15.30	14.70	14.30	13.80	13.50	0.77
Uppers		23.00	16.70	16.40	16.30	15.20	13.90	13.10	12.60	12.00	11.60	
C Blk w/ Mtl/Light Stl Roof	Light Stl	25.90	20.40	20.00	19.80	19.00	18.00	17.40	17.00	16.50	16.20	0.77
Uppers		30.80	26.10	25.90	25.70	24.70	23.40	22.60	22.10	21.40	21.00	
Reinforced Concrete	Steel	27.20	21.00	20.60	20.30	19.50	18.40	17.70	17.30	16.70	16.40	0.86
Uppers		32.10	26.80	26.50	26.30	25.20	23.80	22.90	22.40	21.60	21.20	
Reinforced Concrete	R' Conc.	35.20	29.00	28.60	28.30	27.50	26.40	25.70	25.30	24.70	24.40	0.86
Uppers		36.80	31.90	31.60	31.50	30.30	28.90	28.10	27.50	26.80	26.40	
Brick	Wood	33.30	24.30	23.80	23.50	22.20	20.60	19.70	19.10	18.30	17.80	1.28
Uppers		29.80	20.00	19.60	19.40	17.90	16.00	14.90	14.10	13.10	12.60	
Brick	Steel	32.70	23.70	23.20	22.90	21.60	20.00	19.10	18.50	17.70	17.20	1.28
Uppers		37.50	29.50	29.10	28.80	27.30	25.40	24.30	23.50	22.60	22.00	
Brick	R' Conc.	40.70	31.70	31.20	30.90	29.60	28.00	27.10	26.50	25.70	25.20	1.28
Uppers		42.30	34.60	34.20	34.00	32.50	30.60	29.50	28.70	27.70	27.20	

Base prices are based on 9' high first floors and 9' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

ADD FOR PARTITIONING –

				Price Range	Typical
Plywood / Wood Stud	8' High	(+)	P.L.F.	\$20.50 - \$30.50	\$25.50
Adjustment for each 1'			P.L.F.	2.40 - 3.60	3.00
Metal	8' High	(+)	P.L.F.	26.00 - 36.00	32.00
Adjustment for each 1'			P.L.F.	3.20 - 4.80	4.00
Wire / Wood Stud	8' High	(+)	P.L.F.	14.50 - 21.50	18.00
Adjustment for each 1'			P.L.F.	1.80 - 2.70	2.25
4" Concrete Block	8' High	(+)	P.L.F.	49.25 - 73.75	61.50
Adjustment for each 1'			P.L.F.	6.20 - 9.20	7.70

ADD FOR ROLL DOORS –

25 S.F.S.A. or Less	(+)	P.S.F.S.A.	16.00 - 24.00	20.00
26 - 50 S.F.S.A.	(+)	P.S.F.S.A.	12.50 - 17.50	15.50
51 S.F.S.A. or More	(+)	P.S.F.S.A.	9.50 - 14.00	11.75
Add for Electricity	(+)	P.S.F.	1.75 - 2.75	2.25
Add for Exterior Lighting Only	(+)	P.S.F.	0.50 - 1.00	0.75
Add for Suspended Unit Space Heat	(+)	P.S.F.	2.00 - 3.00	2.50

OTHER AREA ADJUSTMENTS

Paving & Yard Lighting See "Commercial and Industrial Schedule Short Form" - Page 5 – 14

GRADING GUIDE

3 Grade – Building with heavy gauge siding and roof, high quality materials and workmanship or buildings with a 4' foundation.

4 Grade – Average quality materials and workmanship – 8"± monolithic foundation.

5 Grade – Buildings with light gauge siding and roof, low quality materials and workmanship – no foundation.



3 GRADE
METAL – STEEL FRAME



3 GRADE
METAL – STEEL FRAME



4 GRADE
METAL – STEEL FRAME



4 GRADE INTERIOR

SPECIFICATIONS – MINI-STORAGE – CLIMATE CONTROLLED BUILDING

Foundation: One story buildings assume a monolithic perimeter, multi-story buildings assume a reinforced concrete foundation or equivalent.

Exterior Walls: Use proper schedule, base price assumes 9' high sidewalls, assumes insulation.

Roof: Roof deck varies with each schedule, assumes roof insulation.

Floors: First floor – 4" concrete with wire reinforcing, upper varies with schedule used.

Interior Finish: None. (See main area adjustments to add partitions & doors.)

Heating & Air Conditioning: Forced hot air heat and air conditioning.

Plumbing: None. Add for plumbing if necessary, including rough plumbing.

Electrical: Pipe conduit wiring with fluorescent light fixtures, or equivalent.

Structural: Light framing only. One story buildings assume load bearing walls, framing for multi-story buildings varies with schedule used.

MINI-STORAGE BUILDINGS – CLIMATE CONTROLLED

Square Feet of Area

Exterior Walls	Framing	1,000	1,500	2,000	2,500	3,000	4,000	5,000	6,000	8,000	10,000 or Larger	Add for Height	
												Bsmt	Adjust.
Metal	Wood	\$30.90	\$28.50	\$27.20	\$26.30	\$25.70	\$24.90	\$24.50	\$23.90	\$23.10	\$22.60	\$22.50	\$0.53
Uppers		35.80	31.60	29.50	28.00	26.90	26.40	25.50	24.50	23.20	22.50		0.53
Metal	Light Stl	37.70	34.40	32.80	31.50	30.70	29.70	29.10	28.20	27.20	26.60	22.50	0.76
Uppers		53.70	47.20	43.90	41.70	40.20	40.10	38.60	37.10	35.20	34.00		0.76
Frame w/ Asph Shingle Roof	Wood	37.70	34.50	32.90	31.70	31.00	30.00	29.40	28.60	27.60	27.00	32.00	0.72
Uppers		39.20	34.30	31.90	30.10	28.90	28.10	27.10	25.90	24.40	23.50		0.72
Frame w/ Metal/Frame Roof	Wood	34.40	31.20	29.60	28.40	27.70	26.70	26.10	25.30	24.30	23.70	22.50	0.72
Uppers		39.20	34.30	31.90	30.10	28.90	28.10	27.10	25.90	24.40	23.50		0.72
C Block w/ Asph Shingle Roof	Wood	38.40	35.10	33.50	32.20	31.40	30.30	29.70	28.90	27.90	27.20	32.00	0.77
Uppers		40.00	34.90	32.40	30.50	29.30	28.50	27.40	26.20	24.70	23.70		0.77
C Block w/ Metal/Frame Roof	Wood	35.10	31.80	30.20	28.90	28.10	27.00	26.40	25.60	24.60	23.90	37.00	0.77
Uppers		40.00	34.90	32.40	30.50	29.30	28.50	27.40	26.20	24.70	23.70		0.77
C Block w/ Metal/Light Stl Roof	Light Stl	37.80	34.50	32.90	31.60	30.80	29.70	29.10	28.30	27.30	26.60	37.00	0.77
Uppers		53.80	47.30	44.00	41.70	40.20	40.10	38.60	37.10	35.20	34.10		0.77
Reinforced Conc.	Steel	39.60	35.90	34.10	32.70	31.80	30.60	29.90	29.00	27.90	27.20	32.00	0.86
Uppers		55.60	48.70	45.20	42.80	41.20	41.00	39.40	37.80	35.80	34.60		0.86
Reinforced Conc.	R' Conc.	47.60	43.90	42.10	40.70	39.80	38.60	37.90	37.00	35.90	35.20	37.00	0.86
Uppers		59.60	53.10	49.80	47.50	46.00	45.60	44.10	42.60	40.70	39.50		0.86
Brick	Wood	49.10	43.50	40.60	38.50	37.10	35.40	34.30	32.90	31.10	30.10	32.00	1.39
Uppers		55.50	48.10	40.20	41.70	39.90	38.30	36.90	35.10	32.80	31.50		1.39
Brick	Steel	46.40	40.80	37.90	35.80	34.40	32.70	31.60	30.20	28.40	27.40	22.50	1.39
Uppers		60.80	52.00	47.50	44.40	42.30	41.50	39.60	37.50	34.80	33.30		1.39
Brick	R' Conc.	49.10	43.50	40.60	38.50	37.10	35.40	34.30	32.90	31.10	30.10	32.00	1.39
Uppers		65.10	56.60	56.40	49.30	47.30	46.30	44.50	42.50	40.00	38.40		1.39

Base prices are based on 9' high first floors and 9' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

ADD FOR PARTITIONING –

				Price Range	Typical
Plywood/Wood Stud	8' High	(+)	P.L.F.	\$20.50 - \$30.50	\$25.50
Adjustment for each 1'			P.L.F.	2.40 - 3.60	3.00
Metal	8' High	(+)	P.L.F.	26.00 - 36.00	32.00
Adjustment for each 1'			P.L.F.	3.20 - 4.80	4.00
Wire/Wood Stud	8' High	(+)	P.L.F.	14.50 - 21.50	18.00
Adjustment for each 1'			P.L.F.	1.80 - 2.70	2.25
4" Concrete Block	8' High	(+)	P.L.F.	49.25 - 73.75	61.50
Adjustment for each 1'			P.L.F.	6.20 - 9.20	7.70

ADD FOR ROLL DOORS –

25 S.F.S.A. or Less	(+)	P.S.F.S.A.	\$16.00 - \$24.00	\$20.00
26 - 50 S.F.S.A.	(+)	P.S.F.S.A.	12.50 - 17.50	15.50
51 S.F.S.A. or More	(+)	P.S.F.S.A.	9.50 - 14.00	11.75

Elevators

See "Analyzed Unit Cost" — Page 4 – 27

OTHER AREA ADJUSTMENTS

Paving & Yard Lighting

See "Commercial and Industrial Schedule Short Form" — Page 5 – 14

COMMERCIAL HOOP STRUCTURES

- Walls & Roof - Translucent multi fabric cover.
- Framing - Galvanized tube truss system.
- Foundation - None. (Pony wall prices include a trench foundation.)
- Insulation - None.
- Floor - None.
- Heating - None.
- Plumbing - None.
- Electrical - None.
- Openings - None.



4 GRADE



3 GRADE

S.F. of Bldg.	Width									
	Price Per Square Foot									
	Single Pipe Truss						Double Pipe Truss			
	22' or less	23' - 28'	29' - 33'	34' - 39'	40' - 48'	49' - 69'	70' - 89'	90' - 109'	110' - 129'	130 or wider
350	\$8.68	—	—	—	—	—	—	—	—	—
400	8.34	\$7.83	—	—	—	—	—	—	—	—
500	8.00	7.25	—	—	—	—	—	—	—	—
600	7.65	7.10	—	—	—	—	—	—	—	—
700	7.33	6.90	—	—	—	—	—	—	—	—
800	7.15	6.75	—	—	—	—	—	—	—	—
900	7.00	6.60	\$6.75	—	—	—	—	—	—	—
1,000	6.95	6.50	6.50	\$6.90	—	—	—	—	—	—
1,250	6.80	6.30	6.35	6.70	\$8.30	—	—	—	—	—
1,500	6.70	6.15	6.20	6.60	8.10	\$9.45	—	—	—	—
1,750	6.60	6.05	6.05	6.50	7.90	9.25	—	—	—	—
2,000	6.50	6.00	5.90	6.40	7.75	9.05	\$11.45	—	—	—
2,250	6.48	5.95	5.80	6.35	7.65	8.95	11.30	—	—	—
2,500	6.45	5.92	5.70	6.30	7.60	8.85	11.20	—	—	—
2,750	6.45	5.90	5.60	6.25	7.55	8.80	11.10	—	—	—
3,000	6.45	5.88	5.57	6.20	7.50	8.75	11.05	—	—	—
3,500	6.45	5.85	5.55	6.15	7.40	8.70	10.95	—	—	—
4,000	6.45	5.83	5.52	6.10	7.35	8.60	10.85	—	—	—
5,000	6.45	5.80	5.50	6.05	7.25	8.50	10.70	—	—	—
6,000	—	5.80	5.50	6.02	7.15	8.40	10.60	—	—	—
7,000	—	—	—	6.00	7.10	8.30	10.50	—	—	—
8,000	—	—	—	6.00	7.08	8.27	10.45	\$16.70	—	—
9,000	—	—	—	6.00	7.05	8.25	10.40	16.50	\$17.35	—
10,000	—	—	—	—	7.05	8.23	10.38	16.30	17.15	\$18.25
12,000	—	—	—	—	—	8.24	10.35	16.05	16.90	18.00
15,000	—	—	—	—	—	8.20	10.33	15.85	16.70	17.75
20,000	—	—	—	—	—	8.20	10.31	15.65	16.45	17.50
25,000	—	—	—	—	—	—	10.30	15.45	16.25	17.25
30,000	—	—	—	—	—	—	10.30	15.25	16.05	17.00
40,000	—	—	—	—	—	—	—	14.85	15.65	16.80
50,000	—	—	—	—	—	—	—	14.45	15.25	16.60
60,000	—	—	—	—	—	—	—	14.05	14.80	16.40
Add for enclosed ends (per end)	1,200	1,300	1,700	2,000	2,500	3,000	6,000	7,750	11,000	16,000

MAIN AREA ADJUSTMENTS

			Price Range		Typical
			—	—	
4" Concrete Floor	(+)	P.S.F.	—	—	\$4.90
6" Concrete Floor	(+)	P.S.F.	—	—	5.95
Electric	(+)	P.S.F.	\$0.45	- \$0.75	0.60
Water	(+)	P.S.F.	0.40	- 0.60	0.50
Metal or Wood/Pole Pony Wall, 4' High	(+)	P.L.F.	27.50	- 40.50	34.00
Add/Deduct for Each Additional Foot	(+)	P.L.F.	8.00	- 12.00	10.00
Reinforced Concrete w/ Foundation Pony Wall, 4' High	(+)	P.L.F.	92.00	- 138.00	115.00
Add/Deduct for Each Additional Foot	(+)	P.L.F.	10.60	- 16.00	13.30
Concrete Panel Pony Wall, 4' High	(+)	P.L.F.	47.00	- 70.00	58.50
Add/Deduct for Each Additional Foot	(+)	P.L.F.	9.50	- 13.50	11.50
Overhead Door (Manual)	(+)	P.S.F.S.A.	15.00	- 22.00	18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	22.50	- 33.50	28.00
Entrance Door	(+)	Each	600.00	- 900.00	750.00



3 GRADE
CONCRETE BLOCK – WOOD FRAME



3 GRADE
CONCRETE TILT-UP – CONCRETE FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME

SPECIFICATIONS – STORAGE WAREHOUSE BUILDING

Warehouses designed for storage over a longer time period (as compared to a distribution warehouse). Typically all access to the structure will be through at grade entrance and overhead doors. These structures will exhibit limited electrical service. In many instances these structures may lack interior offices, heat and plumbing.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 6" reinforced concrete at grade. Uppers (and buildings with basement) will vary with type of structure.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base. Minimal cheap partitioning, if any.

Heating: Minimal perimeter type heating or suspended unit heaters.

Plumbing: Minimum plumbing.

Wiring: Flexible cable or equivalent. Adequate lighting fixtures.

Structural: Use proper schedule.

Note: Metal storage warehouse should be priced from the "Metal Warehouse Buildings" schedule.

STORAGE WAREHOUSE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000	Add for Bsm't	Height Adjust.
Frame	Wood	\$61.30	\$57.70	\$55.40	\$54.10	\$49.60	\$46.90	\$44.30	\$41.60	\$40.10	\$39.00	\$38.40	\$37.80	\$37.10	\$36.60	\$35.80	\$35.50	\$35.10	\$34.90	\$19.50	\$0.71
Uppers		33.00	30.80	29.40	28.60	26.00	24.50	23.30	21.40	20.50	19.70	19.60	19.00	18.50	18.30	17.80	17.60	17.40	17.20		0.71
Concrete Block or Tile	Wood	65.70	61.80	59.20	57.70	52.50	49.40	46.40	43.30	41.50	40.20	39.50	38.80	37.90	37.30	36.40	36.00	35.50	35.30	19.50	0.73
Uppers		33.70	31.50	30.00	29.20	26.50	24.90	23.70	21.60	20.70	19.90	19.80	19.20	18.70	18.40	17.90	17.60	17.40	17.20		0.73
Concrete Block or Tile	Steel	72.20	68.20	65.70	64.10	59.00	55.90	52.90	49.70	47.90	46.60	45.90	45.20	44.30	43.80	42.90	42.40	42.00	41.80	29.25	1.20
Uppers		49.00	45.30	43.00	41.50	38.10	36.10	33.90	31.90	31.00	30.00	29.60	29.20	28.50	28.30	27.70	27.40	27.10	26.90		1.20
Brick on Block	Wood	92.10	85.80	81.60	79.10	69.90	64.30	59.00	53.20	49.70	47.20	45.90	44.60	42.80	41.80	40.10	39.20	38.40	37.90	19.50	1.24
Uppers		50.10	46.40	43.90	42.50	37.20	34.10	31.10	27.80	25.80	24.30	23.80	22.80	21.70	21.20	20.10	19.60	19.10	18.80		1.24
Brick on Block	Steel	98.60	92.30	88.10	85.60	76.30	70.80	65.40	59.60	56.20	53.70	52.40	51.00	49.30	48.30	46.50	45.70	44.80	44.40	29.25	1.72
Uppers		65.40	60.20	56.90	54.80	48.90	45.30	41.40	38.10	36.20	34.40	33.60	32.80	31.60	31.00	29.90	29.40	28.80	28.50		1.72
Brick on Block	R' Conc.	102.50	96.20	92.00	89.50	80.20	74.70	69.30	63.50	60.10	57.60	56.30	54.90	53.20	52.20	50.40	49.60	48.70	48.30	34.25	1.82
Uppers		69.00	64.20	61.10	59.20	53.40	50.00	46.20	43.00	41.10	39.40	38.60	37.80	36.70	36.10	35.00	34.50	33.90	33.60		1.82
Reinforced Conc.	R' Conc.	82.20	77.70	74.80	73.00	66.90	63.30	59.70	55.90	53.70	52.20	51.30	50.50	49.40	48.70	47.60	47.10	46.60	46.30	34.25	1.44
Uppers		56.80	53.10	50.80	49.30	45.50	43.10	40.70	38.40	37.30	36.10	35.60	35.20	34.40	34.00	33.30	33.00	32.60	32.40		1.44
Concrete Tilt-Up	Steel	92.70	86.90	83.10	80.80	72.40	67.40	62.60	57.40	54.30	52.10	51.00	49.70	48.20	47.30	45.70	45.00	44.20	43.80	29.25	1.64
Uppers		63.00	58.10	54.90	53.00	47.30	44.00	40.30	37.20	35.40	33.80	33.00	32.30	31.20	30.70	29.60	29.10	28.50	28.30		1.64
Concrete Tilt-Up	R' Conc.	96.60	90.80	87.00	84.70	76.30	71.30	66.50	61.30	58.20	56.00	54.90	53.60	52.10	51.20	49.60	48.90	48.10	47.70	34.25	1.75
Uppers		66.70	62.10	59.10	57.40	51.90	48.70	45.20	42.10	40.40	38.80	38.00	37.30	36.20	35.70	34.70	34.20	33.60	33.40		1.75
2" Enameled Insulated Sandwich Panels	Steel	69.40	65.70	63.30	61.90	57.20	54.40	51.60	48.70	47.10	45.90	45.30	44.60	43.80	43.30	42.50	42.10	41.70	41.50	29.25	1.38
Uppers		54.70	50.50	47.90	46.20	41.90	39.30	36.50	34.10	32.80	31.60	31.00	30.50	29.60	29.20	28.50	28.10	27.70	27.40		1.38
EIFS on Masonry	Wood	84.00	78.40	74.70	72.50	64.50	59.70	55.10	50.10	47.20	45.10	44.00	42.80	41.30	40.40	39.00	38.20	37.50	37.10	19.50	1.12
Uppers		46.20	42.90	40.70	39.40	34.70	31.90	29.40	26.30	24.60	23.30	22.90	21.90	21.00	20.50	19.60	19.20	18.70	18.50		1.12
EIFS on Masonry	Steel	90.40	84.90	81.20	79.00	71.00	66.20	61.60	56.60	53.60	51.50	50.40	49.20	47.80	46.90	45.40	44.70	43.90	43.60	29.25	1.60
Uppers		61.50	56.70	53.60	51.70	46.30	43.10	39.60	36.60	35.00	33.40	32.60	32.00	30.90	30.40	29.40	28.90	28.40	28.10		1.60

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

			Price Range	Typical
Dock Level Floor	(+)	P.S.F.	\$2.40 - \$3.60	\$3.00
Sprinkler System	(+)	P.S.F.	1.75 - 3.75	2.75
No Plumbing	(-)	P.S.F.	—	0.80
No Heating	(-)	P.S.F.	—	2.50
Internal Office (w/ Heating Only)	(+)	P.S.F.	38.00 - 46.00	42.00
Internal Office (w/ Heating & Air Cond.)	(+)	P.S.F.	46.00 - 54.00	50.00
Internal Retail Finish (w/ Heating Only)	(+)	P.S.F.	30.00 - 36.00	33.00
Internal Retail Finish (w/ Heating & Air Cond.)	(+)	P.S.F.	38.00 - 44.00	41.00
External Office	(+)	P.S.F.	95.00 - 130.00	112.50
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00 - 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00 - 40.00	33.50
Office Mezzanine	(+)	P.S.F.	65.00 - 86.00	75.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.	15.00 - 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.	22.50 - 33.50	28.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27	

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.	\$16.00 - \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each	1,050.00 - 1,550.00	1,300.00
Automatic Dock Levelers			See "Analyzed Unit Cost" — Page 4 – 28	
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



4 GRADE
CONCRETE BLOCK – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME

SPECIFICATIONS – DISTRIBUTION WAREHOUSE BUILDING

A distribution warehouse (commonly referred to as distribution centers) typically stores products for relatively lesser periods as compared to a storage warehouse. Distribution warehouses, apart from storing products may offer value-added services like product mixing, order fulfillment, cross docking, packaging etc. While the role of a storage warehouse is to store products efficiently, the role of distribution warehouse is to efficiently meet customer requirements.

These structures will exhibit superior electrical service as compared to a storage warehouse. Access will include dock level overhead doors with dock levelers, door seals etc. All or a portion of the floor level will be at dock height level (add as an adjustment), or may be accompanied with truck wells. These structures will typically have interior offices, heating systems and plumbing centers.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high uppers.

Roof: Rubber membrane roof or equivalent. (Roof deck varies with type of structure.)

Floors: 6" reinforced concrete at grade. Uppers (and buildings with basements) will vary with type of structure. Add for dock level.

Floor Coverings: No floor covering is base.

Interior Finish: No interior finish is base. Minimal partitioning, if any.

Heating: Suspended gas unit heat or equivalent.

Plumbing: Adequate plumbing.

Wiring: Pipe conduit wiring with metal halide or fluorescent light fixtures, or equivalent (electrical service more abundant than a storage warehouse).

Structural: Use proper schedule.

DISTRIBUTION WAREHOUSE BUILDINGS

Square Feet of Area

		Square Feet of Area																		Add for	
		1,500	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000	Bsmt	Height Adjust.
Exterior Walls	Framing	or Less																			
Frame	Wood	\$65.50	\$61.60	\$59.10	\$57.50	\$52.90	\$50.10	\$47.40	\$44.60	\$43.00	\$41.90	\$41.40	\$40.80	\$40.00	\$39.50	\$38.80	\$38.40	\$38.00	\$37.80	\$19.50	\$0.71
Uppers		35.90	33.80	32.40	31.50	29.00	27.40	26.30	24.30	23.50	22.70	22.60	22.00	21.50	21.20	20.70	20.50	20.30	20.10		0.71
C Block or Tile	Wood	69.90	65.60	62.80	61.10	55.80	52.60	49.50	46.20	44.40	43.10	42.40	41.70	40.80	40.30	39.40	38.90	38.50	38.30	19.50	0.73
Uppers		36.60	34.40	33.00	32.10	29.40	27.80	26.60	24.60	23.70	22.90	22.70	22.10	21.60	21.30	20.80	20.60	20.30	20.20		0.73
C Block or Tile	Steel	76.30	72.10	69.30	67.60	62.30	59.10	56.00	52.70	50.90	49.60	48.90	48.20	47.30	46.70	45.80	45.40	44.90	44.70	29.25	1.20
Uppers		51.90	48.20	45.90	44.50	41.10	39.00	36.90	34.90	33.00	32.50	32.20	31.50	31.20	30.60	30.30	30.00	29.80			1.20
Brick on Block	Wood	96.30	89.60	85.20	82.60	73.20	67.50	62.00	56.10	52.70	50.20	48.90	47.50	45.80	44.80	43.00	42.20	41.30	40.90	19.50	1.24
Uppers		53.00	49.30	46.90	45.40	40.20	37.00	34.10	30.70	28.80	27.30	26.70	25.70	24.70	24.10	23.10	22.60	22.10	21.80		1.24
Brick on Block	Steel	102.80	96.10	91.70	89.10	79.60	73.90	68.50	62.60	59.10	56.60	55.30	54.00	52.20	51.20	49.50	48.60	47.80	47.30	29.25	1.72
Uppers		68.30	63.10	59.80	57.80	51.80	48.20	44.30	41.00	39.10	37.40	36.50	35.80	34.60	34.00	32.90	32.30	31.70	31.40		1.72
Brick on Block	R' Conc.	106.70	100.00	95.60	93.00	83.50	77.80	72.40	66.50	63.00	60.50	59.20	57.90	56.10	55.10	53.40	52.50	51.70	51.20	34.25	1.82
Uppers		71.90	67.10	64.00	62.20	56.40	52.90	49.20	46.00	44.00	42.30	41.60	40.80	39.60	39.00	37.90	37.40	36.80	36.50		1.82
R' Concrete	R' Conc.	86.40	81.60	78.40	76.50	70.20	66.40	62.80	58.90	56.70	55.10	54.30	53.40	52.30	51.70	50.60	50.00	49.50	49.20	34.25	1.44
Uppers		59.80	56.10	53.70	52.30	48.40	46.10	43.70	41.40	40.20	39.10	38.60	38.10	37.30	37.00	36.30	35.90	35.50	35.30		1.44
Concrete Tilt-up	Steel	96.90	90.70	86.70	84.30	75.70	70.60	65.70	60.40	57.30	55.10	53.90	52.70	51.10	50.20	48.70	47.90	47.10	46.70	29.25	1.64
Uppers		66.00	61.00	57.90	55.90	50.30	46.90	43.30	40.20	38.40	36.80	36.00	35.30	34.10	33.60	32.60	32.10	31.50	31.20		1.64
Concrete Tilt-up	R' Conc.	100.80	94.60	90.60	88.20	79.60	74.50	69.60	64.30	61.20	59.00	57.80	56.60	55.00	54.10	52.60	51.80	51.00	50.60	34.25	1.75
Uppers		69.60	65.00	62.10	60.30	54.90	51.60	48.10	45.10	43.30	41.70	41.00	40.30	39.20	38.60	37.60	37.10	36.60	36.30		1.75
2" Enameled Insulated Sandwich Panels	Steel	84.30	79.30	76.00	74.00	67.50	63.50	59.70	55.60	53.40	51.70	50.80	49.90	48.80	48.10	46.90	46.40	45.80	45.50	29.25	1.38
Uppers		57.70	53.50	50.80	49.20	44.80	42.20	39.50	37.10	35.80	34.50	33.90	33.40	32.60	32.20	31.40	31.00	30.60	30.40		1.38
EIFS on Masonry	Wood	88.20	82.20	78.30	76.00	67.80	62.90	58.20	53.10	50.10	48.00	46.90	45.70	44.30	43.40	41.90	41.20	40.40	40.10	19.50	1.12
Uppers		49.20	45.80	43.60	42.30	37.70	34.90	32.30	29.30	27.60	26.20	25.80	24.90	24.00	23.50	22.60	22.10	21.70	21.40		1.12
EIFS on Masonry	Steel	94.60	88.70	84.80	82.50	74.30	69.40	64.60	59.50	56.60	54.50	53.40	52.20	50.70	49.80	48.40	47.60	46.90	46.50	29.25	1.60
Uppers		64.50	59.60	56.60	54.70	49.30	46.10	42.60	39.60	37.90	36.30	35.60	34.90	33.80	33.30	32.40	31.90	31.30	31.10		1.60
Metal	Steel	59.40	55.20	52.50	50.90	44.80	42.30	39.30	36.20	34.50	33.30	32.70	32.00	31.20	30.70	29.80	29.40	29.00	28.80	29.25	1.24

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

			Price Range			Typical
Dock Level Floor	(+)	P.S.F.	\$2.40	-	\$2.80	\$3.00
Sprinkler System	(+)	P.S.F.	1.75	-	3.75	2.75
No Plumbing	(-)	P.S.F.	—		—	1.00
No Heating	(-)	P.S.F.	—		—	2.50
Internal Office (w/ Heating Only)	(+)	P.S.F.	38.00	-	46.00	42.00
Internal Office (w/ Heating & Air Cond.)	(+)	P.S.F.	46.00	-	54.00	50.00
Internal Retail Finish (w/ Heating Only)	(+)	P.S.F.	30.00	-	36.00	33.00
Internal Retail Finish (w/ Heating & Air Cond.)	(+)	P.S.F.	38.00	-	44.00	41.00
External Office	(+)	P.S.F.	95.00	-	130.00	112.50
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00	-	16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00	-	40.00	33.50
Office Mezzanine	(+)	P.S.F.	65.00	-	86.00	75.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.	15.00	-	22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.	22.50	-	33.50	28.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27			

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.	\$16.00	-	\$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each	1,050.00	-	1,550.00	1,300.00
Automatic Dock Levelers			See "Analyzed Unit Cost" — Page 4 – 28			
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14			



3 GRADE
METAL – STEEL FRAME



4 GRADE
METAL – STEEL FRAME



4 GRADE
METAL – WOOD FRAME



4 + 10 GRADE
METAL – STEEL FRAME

SPECIFICATIONS – TRANSIT WAREHOUSE BUILDING

A transit warehouse is an intermediate warehouse location facility between a "from" warehouse and a "to" warehouse for warehouse transfers. Items in a transit warehouse are in the process of being transferred to a different warehouse (transfer order) and therefore cannot be picked for other orders during transportation. In short, these structures are designed to house products delivered from one warehouse location for short time until they are reloaded for delivery to another warehouse location.

These structures are designed as long and narrow warehouse structures which will be 100% at dock level. They will have numerous dock level overhead doors, door seals and dock levelers or at least edge of dock levelers. These structures will typically have interior offices, heating systems and plumbing centers.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 12' high sidewalls.

Roof: Flat - rubber membrane or equivalent, pitched roofs with asphalt shingles. (Roof deck varies with type of structure.) Metal buildings will have a pitched metal roof.

Floors: 6" reinforced concrete at dock level.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base. Minimal cheap partitioning, if any.

Heating: Vacuum gas radiant heat or equivalent.

Plumbing: Minimum plumbing.

Wiring: Flexible cable or equivalent. Adequate lighting fixtures.

Structural: Use proper schedule.

TRANSIT WAREHOUSE BUILDINGS

		Square Feet of Area								Add for Bsmt
Exterior Walls	Framing	3,000 or Less	4,000	5,000	6,000	7,500	10,000	12,500	15,000	
Frame	Wood	\$60.60	\$56.20	\$53.60	\$52.60	\$51.50	\$50.60	\$50.10	\$49.90	\$19.50
Conc. Block or Tile	Wood	65.30	60.20	57.20	56.00	54.90	53.80	53.30	52.90	19.50
Conc. Block or Tile	Steel	69.20	64.20	61.10	60.00	58.80	57.70	57.20	56.90	29.25
Brick on Block	Wood	79.40	71.40	66.60	64.80	63.10	61.40	60.50	60.00	19.50
Brick on Block	Steel	85.80	77.80	73.00	71.30	69.50	67.90	67.00	66.40	29.25
Brick on Block	R' Conc.	89.70	81.70	76.90	75.20	73.40	71.80	70.90	70.30	34.25
Reinforced Conc.	R' Conc.	75.50	69.70	66.20	64.90	63.60	62.40	61.80	61.40	34.25
Concrete Tilt-Up	Steel	86.10	78.60	74.10	72.40	70.70	69.20	68.40	67.80	29.25
Concrete Tilt-Up	R' Conc.	84.50	77.00	72.50	70.80	69.10	67.60	66.80	66.20	34.25
2" Enameled Insulated Sandwich Panels	Steel	78.10	72.10	68.50	67.20	65.80	64.60	63.90	63.50	34.25
EIFS on Masonry	Wood	75.50	68.20	63.90	62.30	60.70	59.20	58.40	57.90	19.50
EIFS on Masonry	Steel	84.70	77.40	73.10	71.50	69.90	68.40	67.60	67.10	29.25
Metal	Steel	56.90	51.50	48.20	47.00	45.80	44.60	44.10	43.70	29.25

MAIN AREA ADJUSTMENTS

				Price Range		Typical
Sprinkler System	(+)	P.S.F.		\$1.75	- \$3.75	\$2.75
No Plumbing	(-)	P.S.F.		—	—	1.00
No Heating	(-)	P.S.F.		—	—	3.00
Internal Office (w/ Heating Only)	(+)	P.S.F.		38.00	- 46.00	42.00
Internal Office (w/ Air Cond.)	(+)	P.S.F.		46.00	- 54.00	50.00
External Office	(+)	P.S.F.		95.00	- 130.00	112.50
Open Wood Storage Mezzanine	(+)	P.S.F.		11.00	- 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.		27.00	- 40.00	33.50
Office Mezzanine	(+)	P.S.F.		65.00	- 86.00	75.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.		15.00	- 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.		22.50	- 33.50	28.00

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.	\$16.00	- \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each	1,050.00	- 1,550.00	1,300.00
Automatic Dock Levelers			See "Analyzed Unit Cost" — Page 4 – 28		
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



3 + 10 GRADE
CONCRETE TILT-UP – STEEL FRAME



3 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME

SPECIFICATIONS – COMPUTER DATA CENTER BUILDING

These structures are designed to protect the interior computer equipment from all outside influences including tornadoes, etc. As such, the buildings are almost exclusively constructed of reinforced concrete and steel framing. The interiors may include control room (interior offices) but will typically also include office additions. In most instances the plumbing centers will be located within these office additions.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: 12" Reinforced concrete tilt-up panels. 16' high first floor, or equivalent. No uppers included.

Roof: Rubber membrane on insulation on concrete topping on reinforced concrete hollow core panels or equivalent.

Floors: 8" to 10" reinforced concrete at grade, reinforced concrete hollow core panel uppers or equivalent.

Floor Coverings: No covering is base.

Interior Finish: Fire rated partitioning and fire rated doors for areas such as electrical rooms, mechanical rooms, loading bays, etc.

Heating: No heating. Heavy air conditioning service with ductwork system to the data center hall.

Plumbing: None, typically included in the office addition.

Wiring: Extensive electrical service, pipe conduit wiring with fluorescent light fixtures or equivalent. Battery and generator back-up systems are not included in the building cost.

Structural: Heavy steel framing.

Fire Suppression: Dual interlock preaction system included. Add for water sprinkler systems.

COMPUTER DATA CENTER BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000	Add for Bsmt	Height Adjust.
Concrete Tilt-Up (or equivalent)	Steel	\$181.00	\$175.90	\$172.30	\$170.40	\$161.50	\$156.20	\$151.10	\$145.50	\$142.00	\$139.40	\$138.00	\$136.60	\$134.80	\$133.80	\$132.00	\$131.10	\$130.20	\$129.80	\$34.25	\$2.35
Uppers		149.50	141.70	136.80	133.70	126.30	121.80	117.30	112.90	110.90	108.70	107.50	106.90	105.40	104.80	103.50	102.90	102.20	101.80	—	2.35

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

			Price Range	Typical
Sprinkler System	(+)	P.S.F.	\$2.50 - \$4.50	\$3.50
Internal Office (w/ Heating Only)	(+)	P.S.F.	38.00 - 46.00	42.00
Internal Office (w/ Heating & Air Cond.)	(+)	P.S.F.	46.00 - 54.00	50.00
Internal Retail Finish (w/ Heating Only)	(+)	P.S.F.	30.00 - 36.00	33.00
Internal Retail Finish (w/ Heating & Air Cond.)	(+)	P.S.F.	38.00 - 44.00	41.00
External Office	(+)	P.S.F.	95.00 - 130.00	112.50
Open Wood Storage Mezzanine	(+)	P.S.F.	11.00 - 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.	27.00 - 40.00	33.50
Office Mezzanine	(+)	P.S.F.	65.00 - 86.00	75.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.	15.00 - 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.	22.50 - 33.50	28.00
Elevators	(+)		See "Analyzed Unit Cost" — Page 4-27	
Plumbing	(+)		See "Analyzed Unit Cost" — Page 4-20	

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.	\$16.00 - \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each	1,050.00 - 1,550.00	1,300.00
Automatic Dock Levelers	(+)		See "Analyzed Unit Cost" — Page 4 – 28	
Paving & Yard Lighting			See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



3 GRADE
PRE-ENGINEERED SANDWICH PANEL – STEEL FRAME



4 GRADE
PRE-ENGINEERED SANDWICH PANEL – STEEL FRAME



4 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
PRE-ENGINEERED SANDWICH PANEL – STEEL FRAME

SPECIFICATIONS – REFRIGERATED WAREHOUSE & PRODUCTION BUILDINGS

Refrigerated Warehouse refers to refrigerated buildings that are used to store perishable goods or merchandise under refrigeration at temperatures below 50 degrees Fahrenheit. They are similar to a distribution warehouse, except they are designed to store products at a colder temperature. Refrigerated production buildings have industrial quality interior electrical service. These buildings may also exhibit interior finish and plumbing designed to meet U.S.D.A. requirements for food grade manufacturing. The appraiser/assessor should increase the grade (up to one whole grade), or add for the additional finishes/plumbing in adjustments, to allow for these types of structures.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high upper. Heavily insulated.

Roof: Rubber membrane roofing or equivalent with heavy insulation (roof deck varies with type of structure).

Floors: Reinforced concrete floors with insulation. Chiller, freezer and sharp freezer areas will also include in floor heat systems.

Floor Coverings: No covering is base.

Interior Finish: Insulation with a finished face. Add for partitioning.

Heating: No heat, interior environment is controlled by "refrigeration equipment" which is not included in the base cost.

Plumbing: Adequate rest room facilities.

Wiring: Pipe conduit wiring with metal halide or fluorescent light fixtures, or equivalent.

Structural: Use proper schedule.

REFRIGERATED WAREHOUSE BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000	Chiller	Freezer	Sharp Freezer	Add for Bsmt	Height Adjust.
C Block or Tile	Wood	\$83.60	\$78.80	\$75.60	\$73.70	\$67.00	\$63.00	\$59.10	\$55.00	\$52.50	\$50.80	\$49.90	\$48.90	\$47.70	\$47.00	\$45.80	\$45.20	\$44.60	\$44.30	\$4.00	\$4.75	\$6.00	\$19.50	\$0.97
Uppers		44.20	41.30	39.40	38.30	34.40	32.10	29.50	27.50	26.10	25.00	24.40	23.90	23.10	22.70	22.00	21.60	21.20	21.00	4.00	4.75	6.00		0.97
C Block or Tile	Steel	90.10	85.30	82.10	80.20	73.50	69.50	65.60	61.40	59.00	57.20	56.30	55.40	54.20	53.40	52.20	51.60	51.00	50.70	4.00	4.75	6.00	29.25	1.44
Uppers		59.50	55.20	52.40	50.70	46.10	43.30	40.40	37.80	36.40	35.10	34.50	33.90	33.00	32.60	31.80	31.40	30.90	30.70	4.00	4.75	6.00		1.44
C Block or Tile	Conc.	94.00	89.20	86.00	84.10	77.40	73.40	69.50	65.30	62.90	61.10	60.20	59.30	58.10	57.30	56.10	55.50	54.90	54.60	4.00	4.75	6.00	34.25	1.54
Uppers		63.10	59.20	56.60	55.00	50.60	48.00	45.20	42.70	41.40	40.10	39.50	38.90	38.00	37.60	36.80	36.40	36.00	35.80	4.00	4.75	6.00		1.54
Brick on Block	Wood	110.10	102.80	98.00	95.20	84.40	77.90	71.70	64.90	60.80	57.80	56.30	54.70	52.70	51.40	49.40	48.40	47.40	46.90	4.00	4.75	6.00	19.50	1.48
Uppers		60.60	56.20	53.30	51.60	45.20	41.30	36.90	33.60	31.20	29.40	28.40	27.50	26.20	25.50	24.20	23.60	23.00	22.60	4.00	4.75	6.00		1.48
Brick on Block	Steel	116.50	109.30	104.50	101.70	90.80	84.30	78.10	71.30	67.20	64.30	62.80	61.10	59.10	57.90	55.90	54.80	53.80	53.30	4.00	4.75	6.00	29.25	1.95
Uppers		75.90	70.10	66.30	64.00	56.80	52.50	47.80	43.90	41.60	39.50	38.40	37.50	36.10	35.40	34.00	33.40	32.60	32.30	4.00	4.75	6.00		1.95
Brick on Block	R' Conc.	120.40	113.20	108.40	105.60	94.70	88.20	82.00	75.20	71.10	68.20	66.70	65.00	63.00	61.80	59.80	58.70	57.70	57.20	4.00	4.75	6.00	34.25	2.06
Uppers		79.50	74.10	70.50	68.40	61.40	57.20	52.70	48.90	46.50	44.40	43.50	42.50	41.10	40.40	39.10	38.40	37.70	37.40	4.00	4.75	6.00		2.06
Reinforced Conc.	R' Conc.	100.10	94.80	91.20	89.10	81.40	76.80	72.40	67.60	64.80	62.80	61.70	60.60	59.20	58.40	57.00	56.30	55.60	55.20	4.00	4.75	6.00	34.25	1.68
Uppers		67.30	63.00	60.20	58.50	53.40	50.40	47.20	44.30	42.70	41.20	40.50	39.80	38.80	38.30	37.40	36.90	36.40	36.20	4.00	4.75	6.00		1.68
Conc. Tilt-Up	Steel	110.60	103.90	99.50	96.90	87.00	81.00	75.30	69.10	65.40	62.70	61.30	59.90	58.00	56.90	55.00	54.10	53.20	52.70	4.00	4.75	6.00	29.25	1.88
Uppers		73.60	68.00	64.30	62.10	55.30	51.20	46.80	43.10	40.80	38.90	37.90	37.00	35.60	35.00	33.70	33.10	32.40	32.10	4.00	4.75	6.00		1.88
Conc. Tilt-Up	R' Conc.	114.50	107.80	103.40	100.80	90.90	84.90	79.20	73.00	69.30	66.60	65.20	63.80	61.90	60.80	58.90	58.00	57.10	56.60	4.00	4.75	6.00	34.25	1.98
Uppers		77.20	72.00	68.50	66.50	59.90	55.90	51.70	48.00	45.80	43.80	42.90	42.00	40.70	40.00	38.80	38.10	37.50	37.20	4.00	4.75	6.00		1.98
Pre-Engineered Sandwich Panels	Steel	96.00	90.60	87.10	85.00	77.40	72.80	68.40	63.60	60.80	58.80	57.80	56.70	55.30	54.40	53.00	52.30	51.60	51.30	4.00	4.75	6.00	29.25	1.55
Uppers		63.10	58.40	55.40	53.60	48.40	45.30	42.00	39.10	37.60	36.10	35.30	34.70	33.70	33.20	32.30	31.80	31.30	31.00	4.00	4.75	6.00		1.55
Pre-Engineered Sandwich Panels	Conc.	99.90	94.50	91.00	88.90	81.30	76.70	72.30	67.50	64.70	62.70	61.70	60.60	59.20	58.30	56.90	56.20	55.50	55.20	4.00	4.75	6.00	34.25	1.66
Uppers		66.70	62.40	59.60	58.00	53.00	50.00	46.90	44.10	42.50	41.00	40.40	39.70	38.70	38.20	37.30	36.90	36.40	36.10	4.00	4.75	6.00		1.66
EIFS on Masonry	Wood	101.90	95.40	91.10	88.60	79.00	73.30	67.80	61.80	58.30	55.70	54.30	52.90	51.10	50.10	48.30	47.40	46.50	46.10	4.00	4.75	6.00	19.50	1.36
Uppers		56.80	52.70	50.10	48.50	42.70	39.20	35.20	32.20	30.00	28.30	27.50	26.60	25.50	24.80	23.70	23.10	22.50	22.30	4.00	4.75	6.00		1.36
EIFS on Masonry	Steel	108.40	101.90	97.60	95.00	85.50	79.70	74.30	68.30	64.70	62.10	60.80	59.40	57.60	56.50	54.70	53.80	53.00	52.50	4.00	4.75	6.00	29.25	1.83
Uppers		72.00	66.60	63.00	60.90	54.30	50.40	46.10	42.50	40.40	38.40	37.50	36.70	35.40	34.70	33.50	32.90	32.20	31.90	4.00	4.75	6.00		1.83
EIFS on Masonry	Conc.	112.30	105.80	101.50	98.90	89.40	83.60	78.20	72.20	68.60	66.00	64.70	63.30	61.50	60.40	58.60	57.70	56.90	56.40	4.00	4.75	6.00	34.25	1.94
Uppers		75.70	70.60	67.20	65.20	58.90	55.10	51.00	47.40	45.30	43.40	42.50	41.70	40.40	39.70	38.60	38.00	37.30	37.00	4.00	4.75	6.00		1.94

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

REFRIGERATED PRODUCTION BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,500 or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000	Chiller	Freezer	Sharp Freezer	Add for Bsm't	Height Adjust.
C Block or Tile	Wood	\$93.60	\$88.80	\$85.60	\$83.70	\$77.00	\$73.00	\$69.10	\$65.00	\$62.50	\$60.80	\$59.90	\$58.90	\$57.70	\$57.00	\$55.80	\$55.20	\$54.60	\$54.30	\$4.00	\$4.75	\$6.00	\$19.50	\$0.97
Uppers		54.20	51.30	49.40	48.30	44.40	42.10	39.50	37.50	36.10	35.00	34.40	33.90	33.10	32.70	32.00	31.60	31.20	31.00	4.00	4.75	6.00		0.97
C Block or Tile	Steel	100.10	95.30	92.10	90.20	83.50	79.50	75.60	71.40	69.00	67.20	66.30	65.40	64.20	63.40	62.20	61.60	61.00	60.70	4.00	4.75	6.00	29.25	1.44
Uppers		69.50	65.20	62.40	60.70	56.10	53.30	50.40	47.80	46.40	45.10	44.50	43.90	43.00	42.60	41.80	41.40	40.90	40.70	4.00	4.75	6.00		1.44
C Block or Tile	Conc.	104.00	99.20	96.00	94.10	87.40	83.40	79.50	75.30	72.90	71.10	70.20	69.30	68.10	67.30	66.10	65.50	64.90	64.60	4.00	4.75	6.00	34.25	1.54
Uppers		73.10	69.20	66.60	65.00	60.60	58.00	55.20	52.70	51.40	50.10	49.50	48.90	48.00	47.60	46.80	46.40	46.00	45.80	4.00	4.75	6.00		1.54
Brick on Block	Wood	120.10	112.80	108.00	105.20	94.40	87.90	81.70	74.90	70.80	67.80	66.30	64.70	62.70	61.40	59.40	58.40	57.40	56.90	4.00	4.75	6.00	19.50	1.48
Uppers		70.60	66.20	63.30	61.60	55.20	51.30	46.90	43.60	41.20	39.40	38.40	37.50	36.20	35.50	34.20	33.60	33.00	32.60	4.00	4.75	6.00		1.48
Brick on Block	Steel	126.50	119.30	114.50	111.70	100.80	94.30	88.10	81.30	77.20	74.30	72.80	71.10	69.10	67.90	65.90	64.80	63.80	63.30	4.00	4.75	6.00	29.25	1.95
Uppers		85.90	80.10	76.30	74.00	66.80	62.50	57.80	53.90	51.60	49.50	48.40	47.50	46.10	45.40	44.00	43.40	42.60	42.30	4.00	4.75	6.00		1.95
Brick on Block	R' Conc.	130.40	123.20	118.40	115.60	104.70	98.20	92.00	85.20	81.10	78.20	76.70	75.00	73.00	71.80	69.80	68.70	67.70	67.20	4.00	4.75	6.00	34.25	2.06
Uppers		89.50	84.10	80.50	78.40	71.40	67.20	62.70	58.90	56.50	54.40	53.50	52.50	51.10	50.40	49.10	48.40	47.70	47.40	4.00	4.75	6.00		2.06
Reinforced Conc.	R' Conc.	110.10	104.80	101.20	99.10	91.40	86.80	82.40	77.60	74.80	72.80	71.70	70.60	69.20	68.40	67.00	66.30	65.60	65.20	4.00	4.75	6.00	34.25	1.68
Uppers		77.30	73.00	70.20	68.50	63.40	60.40	57.20	54.30	52.70	51.20	50.50	49.80	48.80	48.30	47.40	46.90	46.40	46.20	4.00	4.75	6.00		1.68
Conc. Tilt-up	Steel	120.60	113.90	109.50	106.90	97.00	91.00	85.30	79.10	75.40	72.70	71.30	69.90	68.00	66.90	65.00	64.10	63.20	62.70	4.00	4.75	6.00	29.25	1.88
Uppers		83.60	78.00	74.30	72.10	65.30	61.20	56.80	53.10	50.80	48.90	47.90	47.00	45.60	45.00	43.70	43.10	42.40	42.10	4.00	4.75	6.00		1.88
Conc. Tilt-up	R' Conc.	124.50	117.80	113.40	110.80	100.90	94.90	89.20	83.00	79.30	76.60	75.20	73.80	71.90	70.80	68.90	68.00	67.10	66.60	4.00	4.75	6.00	34.25	1.98
Uppers		87.20	82.00	78.50	76.50	69.90	65.90	61.70	58.00	55.80	53.80	52.90	52.00	50.70	50.00	48.80	48.10	47.50	47.20	4.00	4.75	6.00		1.98
Pre-Engineered Sandwich Panels	Steel	106.00	100.60	97.10	95.00	87.40	82.80	78.40	73.60	70.80	68.80	67.80	66.70	65.30	64.40	63.00	62.30	61.60	61.30	4.00	4.75	6.00	29.25	1.55
Uppers		73.10	68.40	65.40	63.60	58.40	55.30	52.00	49.10	47.60	46.10	45.30	44.70	43.70	43.20	42.30	41.80	41.30	41.00	4.00	4.75	6.00		1.55
Pre-Engineered Sandwich Panels	Conc.	109.90	104.50	101.00	98.90	91.30	86.70	82.30	77.50	74.70	72.70	71.70	70.60	69.20	68.30	66.90	66.20	65.50	65.20	4.00	4.75	6.00	34.25	1.66
Uppers		76.70	72.40	69.60	68.00	63.00	60.00	56.90	54.10	52.50	51.00	50.40	49.70	48.70	48.20	47.30	46.90	46.40	46.10	4.00	4.75	6.00		1.66
EIFS on Masonry	Wood	111.90	105.40	101.10	98.60	89.00	83.30	77.80	71.80	68.30	65.70	64.30	62.90	61.10	60.10	58.30	57.40	56.50	56.10	4.00	4.75	6.00	19.50	1.36
Uppers		66.80	62.70	60.10	58.50	52.70	49.20	45.20	42.20	40.00	38.30	37.50	36.60	35.50	34.80	33.70	33.10	32.50	32.30	4.00	4.75	6.00		1.36
EIFS on Masonry	Steel	118.40	111.90	107.60	105.00	95.50	89.70	84.30	78.30	74.70	72.10	70.80	69.40	67.60	66.50	64.70	63.80	63.00	62.50	4.00	4.75	6.00	29.25	1.83
Uppers		82.00	76.60	73.00	70.90	64.30	60.40	56.10	52.50	50.40	48.40	47.50	46.70	45.40	44.70	43.50	42.90	42.20	41.90	4.00	4.75	6.00		1.83
EIFS on Masonry	Conc.	122.30	115.80	111.50	108.90	99.40	93.60	88.20	82.20	78.60	76.00	74.70	73.30	71.50	70.40	68.60	67.70	66.90	66.40	4.00	4.75	6.00	34.25	1.94
Uppers		85.70	80.60	77.20	75.20	68.90	65.10	61.00	57.40	55.30	53.40	52.50	51.70	50.40	49.70	48.60	48.00	47.30	47.00	4.00	4.75	6.00		1.94

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

REFRIGERATED WAREHOUSE & PRODUCTION BUILDINGS (Cont.)

Base prices on the preceding page are for buildings designed to the temperature control range of a cooler. For structures designed for temperature control ranges of a chiller, freezer or sharp freezer make the appropriate adjustment from the cost table. The following table defines the temperature range of each type.

Type	Temperature Control Range
Cooler	33° to 50°
Chiller	5° to 32°
Freezer	-19° to 4°
Sharp Freezer	-45° to -20°

Base prices on the preceding page assumes structures with open warehouse or production areas. Use the following to add for partitioning that separates the warehouse or production areas into separate rooms. Note: partitioning separating warehouse or production areas from interior offices are included in the interior office S.F. rate.

			Finished One Side		Finished Two Sides	
			Price Range	Typical	Price Range	Typical
Glassboard Partitioning	P.L.F. 16' High (+)		\$112.00 - \$166.40	\$139.20	\$188.00 - \$282.40	\$235.20
Adjustment for each 1'	P.L.F.		7.00 - 10.40	8.70	11.75 - 17.65	14.70
Glassboard on Masonry Partitioning	P.L.F. 16' High (+)		160.00 - 240.00	200.00	208.00 - 312.00	260.00
Adjustment for each 1'	P.L.F.		10.00 - 15.00	12.50	13.00 - 19.50	16.25
Metal Sandwich Panel Partitioning	P.L.F. 16' High (+)		—	—	280.00 - 316.00	280.00
Adjustment for each 1'	P.L.F.		—	—	17.50 - 19.75	18.65
Glazed Tile/Block Partitioning	P.L.F. 16' High (+)		232.00 - 347.20	289.60	313.60 - 470.40	392.00
Adjustment for each 1'	P.L.F.		14.50 - 21.70	18.10	19.60 - 29.40	24.50

MAIN AREA ADJUSTMENTS

			Price Range	Typical
Epoxy Flooring (Industrial)	(+) P.S.F.		\$8.00 - \$12.00	\$10.00
Tile Flooring	(+) P.S.F.		10.50 - 15.50	13.00
Brick Paver Flooring	(+) P.S.F.		8.00 - 12.00	10.00
Dock Level Floor	(+) P.S.F.		2.40 - 3.60	3.00
Sprinkler System	(+) P.S.F.		2.50 - 4.50	3.50
No Plumbing	(-) P.S.F.		—	0.80
Internal Office (w/ Heat Only)	(+) P.S.F.		38.00 - 46.00	42.00
Internal Office (w/ Air Cond.)	(+) P.S.F.		46.00 - 54.00	50.00
External Office	(+) P.S.F.		95.00 - 130.00	112.50
Open Wood Storage Mezzanine	(+) P.S.F.		11.00 - 16.00	13.50
Open Steel Storage Mezzanine	(+) P.S.F.		27.00 - 40.00	33.50
Office Mezzanine	(+) P.S.F.		65.00 - 86.00	75.50
Overhead Doors (Manual)	(+) P.S.F.S.A.		15.00 - 22.00	18.50
Overhead Doors (Motorized)	(+) P.S.F.S.A.		22.50 - 33.50	28.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27	
Refrigeration Equipment			See "Analyzed Unit Cost" — Page 4 – 38	

*Refrigeration equipment may not be assessable pursuant to Iowa Code 427a.1(4).

REFRIGERATION DOORS

HINGED (P.S.F.S.A.)

S.F.S.A.	Cooler	Chiller	Freezer	Sharp Freezer
25 – 49	\$125.00	\$137.50	\$150.00	\$162.50
50 – 120	112.50	125.00	137.50	150.00
Add for Mechanical Operated	93.75	106.25	118.75	131.25

SINGLE SLIDING (P.S.F.S.A.)

25 – 49	\$125.00	\$150.00	\$162.50	\$175.00
50 – 120	69.00	75.00	81.50	87.50
Add for Mechanical Operated	3,900.00	3,950.00	4,000.00	4,375.00

BI-PARTING, ELECTRIC OPERATED (P.S.F.S.A.)

25 – 49	\$210.00	\$215.00	\$225.00	\$235.00
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OTHER AREA ADJUSTMENTS

		Price Range	Typical
Loading Docks	P.S.F.	\$16.00 - \$25.00	\$20.50
Overhead Dock Door Seals	Each	1,050.00 - 1,550.00	1,300.00
Automatic Dock Levelers		See "Analyzed Unit Cost" — Page 4 – 28	
Paving & Yard Lighting		See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



3 GRADE
CONCRETE BLOCK – STEEL FRAME



4 + 10 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



5 GRADE
CONCRETE BLOCK – WOOD FRAME

SPECIFICATIONS – LIGHT MANUFACTURING BUILDINGS

Light Manufacturing structures house industries that usually are less capital-intensive than heavy industry and are more consumer-oriented than business-oriented, as they typically produce smaller consumer goods. Most light industry products are produced for end users rather than as intermediates for use by other industries. The manufacturing of clothes, furniture, consumer electronics, plastic moldings and household items are a few examples of light industries. Machine shops and fabricating shops also fall into this category.

Light manufacturing facilities differ from heavy manufacturing in that they will have lighter electrical service. The building design will not be such that the building framing is incorporated into the manufacturing process.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 6" reinforced concrete at grade. Uppers (and buildings with basement) vary by structure.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base. Minimal cheap partitioning, if any.

Heating: Adequate heating.

Plumbing: Adequate plumbing.

Wiring: Pipe conduit wiring with metal halide light fixtures or equivalent.

Structural: Use proper schedule.

LIGHT MANUFACTURING BUILDINGS

Square Feet of Area

		1,500																		Add for		Height
		or Less	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000	Bsmt	Adjust.	
Exterior Walls	Framing																					
Conc. Block or Tile	Wood	\$74.40	\$69.60	\$66.40	\$64.50	\$58.90	\$55.50	\$52.80	\$49.90	\$48.10	\$46.80	\$46.10	\$45.40	\$44.50	\$43.90	\$43.00	\$42.60	\$42.10	\$41.90	\$19.50	\$0.73	
Uppers		39.20	37.00	35.60	34.70	32.00	30.40	28.80	27.10	26.20	25.40	25.00	24.70	24.10	23.80	23.30	23.10	22.80	22.70		0.73	
Conc. Block or Tile	Steel	80.90	76.00	72.90	71.00	65.40	62.00	59.20	56.40	54.50	53.20	52.60	51.80	50.90	50.40	49.50	49.00	48.60	48.30	29.25	1.20	
Uppers		54.20	50.60	48.30	46.90	43.50	41.50	39.40	37.40	36.50	35.50	34.90	34.70	34.00	33.70	33.10	32.80	32.50	32.30		1.20	
Brick on Block	Wood	100.90	93.60	88.80	86.00	76.20	70.40	65.30	59.80	56.40	53.80	52.50	51.20	49.40	48.40	46.70	45.80	44.90	44.50	19.50	1.24	
Uppers		55.60	51.90	49.50	48.00	42.70	39.60	36.50	33.20	31.30	29.80	29.00	28.20	27.20	26.60	25.60	25.10	24.60	24.30		1.24	
Brick on Block	Steel	107.30	100.10	95.30	92.50	82.70	76.80	71.80	66.30	62.80	60.30	59.00	57.60	55.90	54.80	53.10	52.20	51.40	50.90	29.25	1.72	
Uppers		70.60	65.50	62.20	60.20	54.30	50.70	47.20	43.50	41.60	39.90	38.90	38.20	37.10	36.50	35.40	34.80	34.20	33.90		1.72	
Brick on Block	R' Conc.	110.60	103.40	98.60	95.80	86.00	80.10	75.10	69.60	66.10	63.60	62.30	60.90	59.20	58.10	56.40	55.50	54.70	54.20	34.25	1.82	
Uppers		74.50	69.70	66.60	64.80	58.90	55.50	52.10	48.50	46.60	44.90	44.00	43.30	42.10	41.50	40.50	39.90	39.30	39.00		1.82	
Reinforced Conc.	R' Conc.	90.30	84.90	81.40	79.30	72.70	68.70	65.40	62.00	59.80	58.20	57.40	56.50	55.40	54.70	53.60	53.10	52.50	52.20	34.25	1.44	
Uppers		62.40	58.70	56.30	54.90	51.00	48.60	46.30	43.90	42.80	41.60	41.00	40.60	39.80	39.50	38.80	38.40	38.00	37.80		1.44	
Conc. Tilt-Up	Steel	101.40	94.70	90.30	87.70	78.80	73.50	69.00	64.10	61.00	58.70	57.60	56.30	54.80	53.80	52.30	51.50	50.80	50.40	29.25	1.64	
Uppers		68.30	63.40	60.30	58.30	52.70	49.40	46.10	42.70	40.90	39.20	38.40	37.70	36.60	36.10	35.10	34.50	34.00	33.70		1.64	
Conc. Tilt-Up	R' Conc.	104.70	98.00	93.60	91.00	82.10	76.80	72.30	67.40	64.30	62.00	60.90	59.60	58.10	57.10	55.60	54.80	54.10	53.70	34.25	1.75	
Uppers		72.20	67.60	64.70	62.90	57.40	54.20	51.00	47.60	45.80	44.30	43.40	42.80	41.70	41.10	40.10	39.60	39.10	38.80		1.75	
Frame	Wood	70.00	65.50	62.70	60.90	56.00	53.00	50.70	48.20	46.70	45.60	45.00	44.40	43.60	43.20	42.40	42.00	41.60	41.50	19.50	0.71	
Uppers		38.50	36.40	35.00	34.10	31.50	30.00	28.40	26.80	26.00	25.20	24.80	24.50	24.00	23.70	23.20	23.00	22.70	22.60		0.71	
2" Enameled Insulated Sandwich Panels	Steel	88.80	83.20	79.60	77.40	70.60	66.40	63.00	59.30	57.00	55.40	54.50	53.60	52.40	51.70	50.60	50.00	49.40	49.10	29.25	1.38	
Uppers		60.00	55.80	53.20	51.60	47.30	44.70	42.10	39.50	38.30	37.00	36.30	35.90	35.10	34.70	33.90	33.50	33.10	32.90		1.38	
EIFS on Masonry	Wood	92.70	86.20	82.00	79.40	70.90	65.80	61.50	56.80	53.80	51.70	50.60	49.40	47.90	47.00	45.50	44.80	44.10	43.70	19.50	1.12	
Uppers		51.80	48.40	46.20	44.90	40.20	37.40	34.70	31.80	30.10	28.80	28.00	27.40	26.50	26.00	25.10	24.60	24.20	23.90		1.12	
EIFS on Masonry	Steel	99.20	92.70	88.40	85.90	77.40	72.30	67.90	63.20	60.30	58.10	57.00	55.80	54.40	53.50	52.00	51.30	50.50	50.10	29.25	1.60	
Uppers		66.80	62.00	59.00	57.10	51.70	48.50	45.30	42.10	40.40	38.80	38.00	37.40	36.30	35.80	34.80	34.40	33.80	33.60		1.60	
Metal	Steel	63.90	59.20	56.20	54.30	48.90	45.70	42.10	39.90	38.20	37.00	36.30	35.70	34.80	34.30	33.50	33.00	32.60	32.40	29.25	1.24	
Uppers																						

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS				Price Range		Typical
Sprinkler System	(+)	P.S.F.		\$1.75	- \$3.75	\$2.75
No Plumbing	(-)	P.S.F.				2.45
No Heating	(-)	P.S.F.				3.00
Overhead Doors (Manual)	(+)	P.S.F.S.A.		15.00	- 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.		22.50	- 33.50	28.00
Internal Offices (w/ Heating Only)	(+)	P.S.F.		38.00	- 46.00	42.00
Internal Offices (w/ Heating & Air Cond.)	(+)	P.S.F.		46.00	- 54.00	50.00
External Offices	(+)	P.S.F.		95.00	- 130.00	112.50
Dock Level Floor	(+)	P.S.F.		2.40	- 3.60	3.00
Open Wood Storage Mezzanine	(+)	P.S.F.		11.00	- 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.		27.00	- 40.00	33.50
Office Mezzanine	(+)	P.S.F.		65.00	- 86.00	75.50
Add for Metal Liner	(+)	P.S.F.S.A.		2.80	- 4.00	3.40
Elevators				See "Analyzed Unit Cost" — Page 4-27		
OTHER AREA ADJUSTMENTS				Price Range		Typical
Loading Docks	(+)	P.S.F.		\$16.00	- \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each		1,050.00	- 1,550.00	1,300.00
Automatic Dock Levelers				See "Analyzed Unit Cost" — Page 4 — 28		
Paving & Yard Lighting				See "Commercial and Industrial Schedule Short Form" — Page 5 — 14		



2 GRADE
CONCRETE TILT-UP – CONCRETE FRAME



3 GRADE
CONCRETE TILT-UP – STEEL FRAME



4 GRADE
CONCRETE BLOCK – STEEL FRAME



4 GRADE
BRICK – STEEL FRAME

SPECIFICATIONS – HEAVY MANUFACTURING BUILDINGS

Heavy manufacturing structures house industries that produce "heavy" products. They are very capital-intensive, meaning that they require a lot of machinery and equipment. The manufacturing of steel, large machinery and chemicals are a few examples of heavy manufacturing structures. Some food grade manufacturing buildings may fall into this due to the sanitary design requirements.

In determining the classification of manufacturing structures many variables should be considered. Industries requiring exceptionally heavy electrical service will typically fall into the heavy manufacturing classification. Industries that require the movement of heavy products will also fall into heavy manufacturing class as these structures will require heavy design floor loads. The structural framing of the building will also be heavier, than what is found in a light manufacturing building, as the structure is often incorporated in the weight bearing capacity necessary for the movement of the product. Buildings with craneways are such an example. The sanitary requirements of some food grade manufacturing can cause these buildings to fall into the heavy manufacturing classification. These structures will require items such as washable interior finishes and stainless steel fixtures.

Foundation: Reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, 16' high first floor, 12' high uppers.

Roof: Rubber membrane roofing or equivalent. (Roof deck varies with type of structure.)

Floors: 6" reinforced concrete at grade. Uppers (and buildings with basement) vary by structure.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base. Minimal cheap partitioning, if any.

Heating: Adequate heating.

Plumbing: Adequate plumbing.

Wiring: Extensive electrical service, pipe conduit wiring with metal halide light fixtures or equivalent.

Structural: Use proper schedule, heavy framing assumed.

HEAVY MANUFACTURING BUILDINGS

Square Feet of Area

Exterior Walls	Framing	1,500	2,000	2,500	3,000	4,000	5,000	7,000	10,000	15,000	20,000	25,000	30,000	40,000	50,000	75,000	100,000	150,000	200,000	Add for	Height
		or Less																		Bsmt	Adjust.
Conc. Block or Tile	Wood	\$83.70	\$78.80	\$75.70	\$73.80	\$68.20	\$64.80	\$62.00	\$59.20	\$57.30	\$56.00	\$55.40	\$54.60	\$53.70	\$53.20	\$52.30	\$51.80	\$51.40	\$51.10	\$19.50	\$0.73
Uppers		48.50	46.30	44.80	43.90	41.20	39.60	38.00	36.30	35.40	34.70	34.20	33.90	33.40	33.10	32.60	32.30	32.10	31.90		0.73
Conc. Block or Tile	Steel	90.10	85.30	82.10	80.20	74.60	71.20	68.50	65.60	63.80	62.50	61.80	61.10	60.20	59.60	58.70	58.30	57.80	57.60	29.25	1.20
Uppers		63.50	59.90	57.60	56.20	52.80	50.70	48.60	46.60	45.70	44.70	44.20	43.90	43.20	43.00	42.40	42.10	41.70	41.60		1.20
Brick on Block	Wood	110.10	102.90	98.10	95.30	85.50	79.60	74.60	69.10	65.60	63.10	61.80	60.40	58.70	57.60	55.90	55.00	54.20	53.70	19.50	1.24
Uppers		64.90	61.20	58.70	57.30	52.00	48.80	45.80	42.50	40.60	39.00	38.20	37.50	36.40	35.90	34.80	34.30	33.80	33.50		1.24
Brick on Block	Steel	116.60	109.30	104.50	101.70	91.90	86.10	81.00	75.50	72.10	69.50	68.20	66.90	65.10	64.10	62.40	61.50	60.60	60.20	29.25	1.72
Uppers		79.80	74.80	71.50	69.50	63.50	59.90	56.40	52.80	50.80	49.10	48.20	47.50	46.30	45.70	44.60	44.10	43.50	43.20		1.72
Brick on Block	R' Conc.	119.90	112.60	107.80	105.00	95.20	89.40	84.30	78.80	75.40	72.80	71.50	70.20	68.40	67.40	65.70	64.80	63.90	63.50	34.25	1.82
Uppers		83.80	79.00	75.90	74.00	68.20	64.70	61.30	57.70	55.80	54.10	53.20	52.50	51.40	50.80	49.70	49.20	48.60	48.30		1.82
Reinforced Conc.	R' Conc.	99.60	94.20	90.70	88.60	81.90	78.00	74.70	71.20	69.00	67.40	66.60	65.70	64.60	64.00	62.90	62.30	61.80	61.50	34.25	1.44
Uppers		71.60	67.90	65.60	64.10	60.20	57.90	55.50	53.20	52.00	50.90	50.30	49.90	49.10	48.70	48.00	47.70	47.30	47.10		1.44
Concrete Tilt-Up	Steel	110.70	104.00	99.60	96.90	88.10	82.80	78.20	73.30	70.20	68.00	66.80	65.60	64.00	63.10	61.50	60.80	60.00	59.60	29.25	1.64
Uppers		77.50	72.70	69.50	67.60	62.00	58.60	55.30	51.90	50.10	48.50	47.60	47.00	45.90	45.30	44.30	43.80	43.20	43.00		1.64
Concrete Tilt-Up	R' Conc.	114.00	107.30	102.90	100.20	91.40	86.10	81.50	76.60	73.50	71.30	70.10	68.90	67.30	66.40	64.80	64.10	63.30	62.90	34.25	1.75
Uppers		81.50	76.90	73.90	72.10	66.70	63.40	60.20	56.90	55.10	53.50	52.70	52.00	50.90	50.40	49.40	48.90	48.30	48.10		1.75
Frame	Wood	79.20	74.80	71.90	70.20	65.20	62.30	59.90	57.50	56.00	54.80	54.30	53.70	52.90	52.40	51.70	51.30	50.90	50.70	19.50	0.71
Uppers		47.80	45.60	44.20	43.40	40.80	39.20	37.70	36.10	35.20	34.50	34.10	33.80	33.20	33.00	32.50	32.30	32.00	31.90		0.71
2" Enameled Insulated Sandwich Panels	Steel	98.10	92.50	88.90	86.70	79.80	75.70	72.20	68.60	66.30	64.60	63.70	62.80	61.70	61.00	59.80	59.20	58.70	58.40	29.25	1.38
Uppers		69.20	65.10	62.50	60.80	56.50	54.00	51.40	48.80	47.50	46.30	45.60	45.20	44.30	43.90	43.20	42.80	42.40	42.10		1.38
EIFS on Masonry	Wood	102.00	95.50	91.20	88.70	80.20	75.10	70.70	66.00	63.10	60.90	59.80	58.60	57.20	56.30	54.80	54.10	53.30	52.90	19.50	1.12
Uppers		61.00	57.70	55.40	54.10	49.50	46.70	44.00	41.10	39.40	38.00	37.30	36.70	35.70	35.20	34.30	33.90	33.40	33.20		1.12
EIFS on Masonry	Steel	108.40	101.90	97.70	95.10	86.60	81.50	77.20	72.50	69.50	67.40	66.30	65.10	63.60	62.70	61.20	60.50	59.80	59.40	29.25	1.60
Uppers		76.00	71.30	68.20	66.30	61.00	57.80	54.60	51.30	49.60	48.10	47.20	46.70	45.60	45.10	44.10	43.60	43.10	42.80		1.60
Metal	Steel	73.20	68.50	65.40	63.60	58.20	54.90	51.40	49.20	47.50	46.20	45.60	44.90	44.10	43.60	42.70	42.30	41.90	41.70	29.25	1.24
Uppers																					

Base prices are based on 16' high first floors and 12' high uppers. Add/deduct for each 1' variation from base height.

MAIN AREA ADJUSTMENTS

				Price Range		Typical
Sprinkler System	(+)	P.S.F.		\$1.75	- \$3.75	\$2.75
No Plumbing	(-)	P.S.F.				2.45
No Heating	(-)	P.S.F.				5.50
Overhead Doors (Manual)	(+)	P.S.F.S.A.		15.00	- 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.		22.50	- 33.50	28.00
Internal Offices (w/ Heating Only)	(+)	P.S.F.		38.00	- 46.00	42.00
Internal Offices (w/ Heating & Air Cond.)	(+)	P.S.F.		46.00	- 54.00	50.00
External Offices	(+)	P.S.F.		95.00	- 130.00	112.50
Dock Level Floor	(+)	P.S.F.		2.40	- 3.60	3.00
Open Wood Storage Mezzanine	(+)	P.S.F.		11.00	- 16.00	13.50
Open Steel Storage Mezzanine	(+)	P.S.F.		27.00	- 40.00	33.50
Office Mezzanine	(+)	P.S.F.		65.00	- 86.00	75.50
Add for Metal Liner	(+)	P.S.F.S.A.		2.80	- 4.00	3.40
Elevators				See "Analyzed Unit Cost" — Page 4 – 27		
Craneways				See "Analyzed Unit Cost" — Page 4 – 39		

OTHER AREA ADJUSTMENTS

Loading Docks	(+)	P.S.F.		\$16.00	- \$25.00	\$20.50
Overhead Dock Door Seals	(+)	Each		1,050.00	- 1,550.00	1,300.00
Automatic Dock Levelers				See "Analyzed Unit Cost" — Page 4 – 28		
Paving & Yard Lighting				See "Commercial and Industrial Schedule Short Form" — Page 5 – 14		



2 GRADE
REINFORCED CONC. – REINFORCED CONCRETE FRAME



3 GRADE
REINFORCED CONC. – REINFORCED CONCRETE FRAME



4 GRADE
REINFORCED CONC. – REINFORCED CONCRETE FRAME



4 + 10 GRADE
REINFORCED CONC. – REINFORCED CONCRETE FRAME

SPECIFICATIONS – PARKING STRUCTURES

Foundation: Heavy reinforced concrete or equivalent.

Basement: No basement is base.

Exterior Walls: Use proper schedule, partial concrete walls only.

Roof: No roof - upper floor will be an open parking area.

Floors: Concrete topping on reinforced concrete double “T’s” or hollow core planks.

Floor Coverings: No covering is base.

Interior Finish: No interior finish is base.

Heating: No heat is base.

Plumbing: No plumbing is base.

Wiring: Pipe conduit wiring with explosion proof incandescent lighting or equivalent.

Structural: Use proper schedule.

PARKING STRUCTURES

		Square Feet of Area						
Exterior Walls	Framing	7,500	10,000	15,000	20,000	30,000	40,000	50,000
Reinforced Conc.	R' Conc.	\$17.10	\$15.90	\$14.80	\$14.30	\$13.10	\$12.60	\$12.20
Uppers		43.30	42.40	41.50	41.00	40.40	40.00	39.70
Reinforced Conc.	Steel	17.10	15.90	14.80	14.30	13.10	12.60	12.20
Uppers		40.80	39.80	38.90	38.40	37.80	37.40	37.10
Brick	R' Conc.	17.80	16.50	15.30	14.70	13.50	12.90	12.50
Uppers		44.00	43.00	42.00	41.50	40.80	40.30	40.00
Brick	Steel	17.80	16.50	15.30	14.70	13.50	12.90	12.50
Uppers		41.50	40.40	39.40	38.90	38.20	37.60	37.30

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Sprinkler System	(+)	P.S.F.	\$2.50	- \$4.50	\$3.50
Plumbing	(+)	P.S.F.	—	—	0.65
Office	(+)	P.S.F.	78.50	- 118.50	98.50
Fully Enclosed Walls	(+)	P.L.F.	90.00	- 130.00	110.00
Overhead Doors (Manual)	(+)	P.S.F.S.A.	15.00	- 22.00	18.50
Overhead Doors (Motorized)	(+)	P.S.F.S.A.	22.50	- 33.50	28.00
Elevators	See "Analyzed Unit Cost" — Page 4 – 27				
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14				

Note: Each parking level is counted as one story. Add an additional floor for basement levels.

BASE PRICES METAL WAREHOUSE TYPE BUILDINGS

Costs in this section are based on a typical metal building used for storage or light manufacturing.

The assessor/appraiser should be aware that basic metal buildings may vary considerably in cost due to such factors as steel gauge and framing density. If the subject building varies considerably in either quality or design, it may be necessary to refer to the "Analyzed Unit Cost" section or appropriate pre-computed section.

Note: Wall, roof and framing cost are based on per square foot of surface area.

		Width		
		18' - 50'	51' - 99'	100' and Over
Wall, Roof and Framing - Steel Frame	P.S.F.S.A.	\$10.00	\$9.50	\$9.75
Wall, Roof and Framing - Wood Frame	P.S.F.S.A.	5.30	5.50	5.80
		Price Range		Typical
Roll Insulation	P.S.F.S.A.	\$1.00 -	\$1.50	\$1.20
Spray Foam Insulation	P.S.F.S.A.	2.50 -	3.70	3.10
1/2" Rigid Condensation Insulation Board	P.S.F.S.A.	1.05 -	1.55	1.30
Reinforced Concrete Foundation	P.L.F.	49.70 -	74.60	62.15
4" Reinforced Concrete Floors at Grade	P.S.F.	3.90 -	5.90	4.90
6" Reinforced Concrete Floors at Grade	P.S.F.	4.75 -	7.15	5.95
6" Reinforced Concrete Floors at Dock Level	P.S.F.	7.15 -	10.75	8.95
Sprinklers (Wet System)	P.S.F.	1.75 -	3.75	2.75
Heating (Unit Type)	P.S.F.	2.00 -	3.00	2.50
Vacuum Gas	P.S.F.	2.25 -	3.75	3.00
Hot Water - In-Floor Heating	P.S.F.	3.00 -	5.00	4.00
Electric Warehouse (Lighting Only)	P.S.F.	1.25 -	2.25	1.75
Electric Warehouse (Storage)	P.S.F.	2.25 -	3.75	3.00
Electric Warehouse (Distribution)	P.S.F.	4.50 -	7.00	5.75
Light Industrial	P.S.F.	5.00 -	7.50	6.25
Heavy Industrial	P.S.F.	10.00 -	16.00	13.00
Interior Metal Liner	P.S.F.S.A.	2.70 -	4.10	3.40
Interior Wood Liner	P.S.F.S.A.	1.10 -	1.70	1.40
Vinyl Barrier (Liner)	P.S.F.S.A.	0.60 -	1.00	0.80
Gutters and Downspouts	P.L.F.	5.40 -	8.10	6.75
Manual Overhead Door	P.S.F.S.A.	15.00 -	22.00	18.50
Motor Driven Overhead Door	P.S.F.S.A.	22.50 -	33.50	28.00
Plumbing	Per Fixture	See "Analyzed Unit Cost" — Page 4 – 20		
*Interior Office (w/ Heating Only)	P.S.F.	38.00 -	46.00	42.00
*Interior Office (w/ Heating & Air Cond.)	P.S.F.	46.00 -	54.00	50.00
*Interior Retail Finish (w/ Heating Only)	P.S.F.	30.00 -	36.00	33.00
*Interior Retail Finish (w/ Heating & Air Cond.)	P.S.F.	38.00 -	44.00	41.00
*Interior Living Quarters (without Air Cond.)	P.S.F.	45.50 -	68.50	57.00
*Interior Living Quarters (w/ Air Cond.)	P.S.F.	48.00 -	72.00	60.00
*Interior Living Quarters - 2nd Floor (without Air Cond.)	P.S.F.	40.50 -	60.50	50.50
*Interior Living Quarters- 2nd Floor (w/ Air Cond.)	P.S.F.	41.50 -	62.50	52.00

*Above cost does not include plumbing fixtures. Add rough plumbing and individual plumbing fixtures separately.

PARTITIONS (P.S.F.S.A.)

	Finished One Side		Finished Two Sides	
	Price Range	Typical	Price Range	Typical
Metal - Steel Frame	\$8.60 - \$12.80	\$10.70	\$11.30 - \$16.90	\$14.10
Metal - Wood Frame	5.20 - 7.80	6.50	7.90 - 11.90	9.90
Drywall - Wood Frame	4.50 - 6.80	5.65	6.30 - 9.50	7.90
Plywood or OSB - Wood Frame	3.20 - 4.80	4.00	4.20 - 6.20	5.20
Concrete Block			8.35 - 10.25	9.30

Note: Partitioning separating warehouse or production areas from interior offices are included in the interior office S.F. rate

MAIN AREA ADJUSTMENTS

		Price Range	Typical
Loading Docks	P.S.F.	\$16.00 - \$25.00	\$20.50
Dock Levelers		See "Analyzed Unit Cost" — Page 4 – 28	
Entrance Doors	Each	600.00 - 900.00	750.00
Windows	Each	360.00 - 500.00	430.00

OTHER AREA ADJUSTMENTS

Chain Link Fence	See "Analyzed Unit Cost" — Page 4 – 33
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14

BASE PRICES METAL WAREHOUSE TYPE BUILDINGS (Continued)

EXAMPLE:
(50' Width x 100' x 14' High Steel Frame Building)

Walls 300' perimeter x 14' high	\$4,200	S.F.S.A.		
Roof 50' x 100'	5,000	S.F.S.A.		
	9,200	S.F.S.A. @ \$10.00	=	\$92,000
Insulation	9,200	S.F.S.A. @ 1.20	=	11,040
Foundation 300' perimeter x 62.15			=	18,645
6" Floor	5.95			
Electrical	3.00			
Heating	2.50			
	11.45	x 5,000 S.F.	=	57,250
Two 10' x 14' Manual Overhead Doors		280 S.F.S.A. @ \$18.50	=	5,180
2 Toilet Room + Rough Plumbing + 1 HW Tank		See "Analyzed Unit Cost"		9,950
50 L.F. of one sided Mtl - Stl Fr Partition, 14 High		50 L.F. @ \$149.80	=	7,490
300 S.F. Internal Office w/ Air Conditioning @ \$50.00			=	15,000
TOTAL COST			=	\$216,555

Note: See following pages for Metal Building Pre-computed Schedules. The grade of metal warehouses and metal light industrial buildings will be predicated on the thickness of the floor, gauge of exterior metal panels and framing, type and quality of HVAC and the electrical service.



4 GRADE
METAL WAREHOUSE – POST FRAME



4 GRADE
METAL WAREHOUSE – STEEL FRAME



4 + 10 GRADE
METAL LIGHT INDUSTRIAL – STEEL FRAME
(HEAVY ELECTRICAL SERVICE)



4 + 5 GRADE
METAL WAREHOUSE – MILLED WOOD FRAME
(RAISED FOUNDATION)



4 – 10 GRADE
METAL WAREHOUSE – MILLED WOOD FRAME
(LIGHT GAUGE MATERIALS)



5 GRADE
METAL WAREHOUSE – MILLED WOOD FRAME
(LIGHT GAUGE MATERIALS)

METAL WAREHOUSE TYPE BUILDINGS

The following pre-computed schedules for metal warehouse buildings have been incorporated to serve as a guide to the assessor/appraiser. Because of the wide variation in quality and use of metal buildings, it will often be necessary to adjust this schedule to fit the subject property. This schedule is for moderate to light storage with the following specifications:

- Walls & Roof - 26 gauge enameled metal panels.
- Framing - Use proper schedule.
- Insulation - Wall and roof insulation.
- Foundation - 6" reinforced concrete foundation for steel frame and wood frame. No foundation for post frame buildings.
- Floor - Reinforced concrete at grade.
- Heating - Minimal suspended gas unit heaters.
- Electrical - Average warehouse electrical.
- Openings - One entrance door.

For additions and deductions see page 6 – 113.

Rigid Steel Framed									
Height									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$49.70	\$53.10	\$56.40	\$59.80	\$63.20	\$66.50	\$69.90	\$73.20	\$2.28
40'	35.90	37.60	39.30	41.00	42.70	44.00	46.00	47.70	1.44
60'	30.70	31.80	32.90	33.90	35.00	36.10	37.10	38.20	1.14
80'	28.60	29.40	30.20	31.00	31.80	32.60	33.40	34.20	1.00
100'	27.60	28.20	28.90	29.60	30.20	30.90	31.50	32.20	0.93
120'	26.70	27.30	27.80	28.40	28.90	29.50	30.00	30.50	0.87
140'	26.10	26.60	27.00	27.50	28.00	28.40	28.90	29.40	0.83
160'	25.60	26.00	26.50	26.90	27.30	27.70	28.10	28.50	0.81
180'	25.30	25.60	26.00	26.40	26.70	27.10	27.50	27.80	0.78
200'	25.00	25.30	25.60	26.00	26.30	26.60	27.00	27.30	0.76
Milled Wood Framed									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$38.00	\$39.90	\$41.90	\$43.80	\$45.80	\$47.70	\$49.70	\$51.60	\$1.35
40'	27.70	28.70	29.70	30.60	31.60	32.60	33.60	34.50	0.86
60'	24.70	25.40	26.10	26.70	27.40	28.10	28.70	29.40	0.71
80'	23.10	23.60	24.10	24.60	25.10	25.60	26.10	26.60	0.62
100'	22.50	22.90	23.30	23.70	24.10	24.60	25.00	25.40	0.58
120'	21.80	22.10	22.50	22.80	23.20	23.50	23.90	24.20	0.55
140'	21.30	21.60	21.90	22.20	22.50	22.80	23.10	23.40	0.52
160'	20.90	21.20	21.50	21.70	22.00	22.30	22.50	22.80	0.50
180'	20.70	20.90	21.10	21.40	21.60	21.80	22.10	22.30	0.49
200'	20.40	20.70	20.90	21.10	21.30	21.50	21.70	21.90	0.48
Post Framed									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$28.60	\$30.60	\$32.50	\$34.50	\$36.40	\$38.40	\$40.30	\$42.30	\$1.35
40'	23.10	24.00	25.00	26.00	27.00	27.90	28.90	29.90	0.86
60'	21.60	22.30	22.90	23.60	24.30	25.00	25.60	26.30	0.71
80'	20.70	21.20	21.70	22.20	22.70	23.20	23.70	24.20	0.62
100'	20.60	21.00	21.40	21.80	22.30	22.70	23.10	23.50	0.58
120'	20.20	20.60	20.90	21.30	21.60	22.00	22.30	22.70	0.55
140'	20.00	20.30	20.60	20.90	21.20	21.50	21.80	22.10	0.52
160'	19.80	20.00	20.30	20.60	20.80	21.10	21.40	21.60	0.50
180'	19.60	19.90	20.10	20.30	20.60	20.80	21.00	21.30	0.49
200'	19.50	19.70	19.90	20.10	20.30	20.60	20.80	21.00	0.48

*Height adjustment includes additional framing cost of buildings exceeding 24' high.

Add 10% (i.e. 4 grade to 4 + 10 grade) to metal warehouse buildings with standing seam metal roofs.

Milled wood framed buildings differ from post framed buildings in that the structure will have a perimeter foundation. Post frame buildings lack a perimeter foundation. Milled wood frame buildings may exhibit traditional wood stud framing or post framing set upon a perimeter foundation.

METAL LIGHT INDUSTRIAL BUILDINGS

The following pre-computed schedules for metal light industrial buildings have been incorporated to serve as a guide to the assessor/appraiser. Because of the wide variation in quality and use of metal buildings, it will often be necessary to adjust this schedule to fit the subject property. This schedule is for moderate to light industrial uses with the following specifications:

- Walls & Roof - 26 gauge enameled metal panels.
- Framing - Use proper schedule.
- Insulation - Wall and roof insulation.
- Foundation - 6" reinforced concrete foundation for steel frame and wood frame. No foundation for post frame buildings.
- Floor - 6" reinforced concrete at grade.
- Heating - Vacuum gas heating or equivalent.
- Electrical - Average light industrial electrical.
- Openings - One entrance door.

For additions and deductions see page 6 – 113.

Rigid Steel Framed									
Height									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$53.50	\$56.80	\$60.20	\$63.50	\$66.90	\$70.30	\$73.60	\$77.00	\$2.28
40'	39.70	41.40	43.10	44.70	46.40	48.10	49.80	51.50	1.44
60'	34.50	35.50	36.60	37.70	38.70	39.80	40.90	42.00	1.14
80'	32.30	33.10	33.90	34.70	35.50	36.30	37.10	37.90	1.00
100'	31.30	32.00	32.70	33.30	34.00	34.60	35.30	35.90	0.93
120'	30.50	31.00	31.60	32.10	32.70	33.20	33.80	34.30	0.87
140'	29.80	30.30	30.80	31.30	31.70	32.20	32.70	33.10	0.83
160'	29.40	29.80	30.20	30.60	31.00	31.40	31.80	32.30	0.81
180'	29.00	29.40	29.80	30.10	30.50	30.80	31.20	31.60	0.78
200'	28.70	29.10	29.40	29.70	30.00	30.40	30.70	31.00	0.76
Milled Wood Framed									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$41.70	\$43.70	\$45.60	\$47.60	\$49.50	\$51.50	\$53.40	\$55.40	\$1.35
40'	31.50	32.40	33.40	34.40	35.40	36.30	37.30	38.30	0.86
60'	28.50	29.10	29.80	30.50	31.10	31.80	32.50	33.20	0.71
80'	26.80	27.30	27.80	28.30	28.80	29.30	29.80	30.30	0.62
100'	26.20	26.60	27.00	27.50	27.90	28.30	28.70	29.10	0.58
120'	25.50	25.90	26.20	26.60	26.90	27.30	27.60	28.00	0.55
140'	25.10	25.40	25.70	26.00	26.30	26.60	26.90	27.20	0.52
160'	24.70	25.00	25.20	25.50	25.70	26.00	26.30	26.50	0.50
180'	24.40	24.60	24.90	25.10	25.30	25.60	25.80	26.00	0.49
200'	24.20	24.40	24.60	24.80	25.00	25.20	25.50	25.70	0.48
Post Framed									
Width	10'	12'	14'	16'	18'	20'	22'	24'	*Each Additional 1' in Height
20'	\$32.40	\$34.30	\$36.30	\$38.20	\$40.20	\$42.10	\$44.10	\$46.00	\$1.35
40'	26.80	27.80	28.80	29.70	30.70	31.70	32.70	33.60	0.86
60'	25.40	26.00	26.70	27.40	28.00	28.70	29.40	30.00	0.71
80'	24.50	25.00	25.50	26.00	26.50	27.00	27.50	28.00	0.62
100'	24.30	24.80	25.20	25.60	26.00	26.40	26.90	27.30	0.58
120'	24.00	24.30	24.70	25.00	25.40	25.70	26.10	26.40	0.55
140'	23.70	24.00	24.30	24.60	24.90	25.20	25.50	25.80	0.52
160'	23.50	23.80	24.10	24.30	24.60	24.80	25.10	25.40	0.50
180'	23.40	23.60	23.80	24.10	24.30	24.50	24.80	25.00	0.49
200'	23.30	23.50	23.70	23.90	24.10	24.30	24.50	24.70	0.48

*Height adjustment includes additional framing cost of buildings exceeding 24' high.

Add 10% (i.e. 4 grade to 4 + 10 grade) to metal industrial buildings with standing seam metal roofs.

Add one whole grade (i.e. 4 grade to 3 grade) for heavy industrial occupancies.

Milled wood framed buildings differ from post framed buildings in that the structure will have a perimeter foundation. Post frame buildings lack a perimeter foundation. Milled wood frame buildings may exhibit traditional wood stud framing or post framing set upon a perimeter foundation.

QUONSET BUILDINGS

<u>Walls & Roof:</u>	Galvanized metal.
<u>Framing:</u>	Light steel or wood.
<u>Insulation:</u>	None.
<u>Foundation:</u>	Reinforced concrete foundation.
<u>Floor:</u>	6" reinforced concrete at grade.
<u>Heating:</u>	None.
<u>Plumbing:</u>	None.
<u>Electrical:</u>	None.
<u>Openings:</u>	One set of sliding doors.



4 GRADE
LIGHT STEEL FRAME

Length	Width				
	30'	40'	50'	60'	70'
30'	\$26.70	—	—	—	—
40'	24.60	\$24.70	—	—	—
50'	23.40	23.20	\$23.40	—	—
60'	22.60	22.20	22.30	\$22.60	—
70'	22.00	21.50	21.50	21.70	\$22.00
80'	21.50	21.00	20.90	21.00	21.20
90'	21.20	20.60	20.50	20.50	20.70
100'	20.90	20.30	20.10	20.10	20.20
120'	20.50	19.80	19.50	19.50	19.50
140'	20.20	19.50	19.10	19.00	19.00
160'	20.00	19.20	18.80	18.70	18.60
180'	—	19.00	18.60	18.40	18.40
200'	—	18.80	18.40	18.20	18.10
220'	—	18.70	18.30	18.00	17.90
240'	—	18.60	18.10	17.90	17.80
260'	—	—	18.00	17.80	17.60
280'	—	—	17.90	17.70	17.50
300' or longer	—	—	17.90	17.60	17.40

MAIN AREA ADJUSTMENTS			
Insulation	(+)	P.S.F. of Floor Area	\$1.65
Dirt Floor Only	(-)	P.S.F.	5.95
Heating (Unit Type)	(+)	P.S.F.	2.50
Electrical - Lighting Only	(+)	P.S.F.	1.75
Warehouse Type	(+)	P.S.F.	3.00
Light Manufacturing Type	(+)	P.S.F.	6.25
Manual Overhead Doors	(+)	P.S.F.S.A.	18.50
Motorized Overhead Doors	(+)	P.S.F.S.A.	28.00
Entrance Doors	(+)	Each	750.00
Steel Sliding Doors	(+)	Per Pair	1,150.00
Internal Office	(+)	P.S.F.	\$38.00 - 46.00
Galvanized Metal Liner	(+)	P.S.F.S.A.	3.00
Wood or Compo Interior Liner	(+)	P.S.F.S.A.	1.40

OTHER AREA ADJUSTMENTS	
Paving & Yard Lighting	See "Commercial and Industrial Schedule Short Form" — Page 5 – 14



3 GRADE
METAL – WOOD FRAME



4 GRADE
METAL – POST FRAME

METAL OFFICE BUILDINGS

The following is to be used as a guide to metal buildings completely finished into office space with the following specifications:

Walls, Roof, Foundation, Floor & Insulation	Same as warehouse, 10' high.
Interior Finish of Exterior Walls	Drywall or equivalent.
Ceiling	Suspended acoustical panels.
Floor Covering	50% commercial grade carpet & 50% asphalt tile or equivalent.
Partitions	Drywall/wood stud.
Lighting	Normal office lighting.
Heating and Air Conditioning	Combination F.H.A.
Plumbing	Adequate.
Openings	Adequate entry doors, windows - 10' c/c average.
Decorative Front	Brick, glass, etc.

BASE CONSTRUCTION

Exterior Walls	Framing	Building Width					Add for Bsmt
		20'	40'	60'	80'	100'	
Metal	Steel	\$124.50	\$92.20	\$82.60	\$78.50	\$76.40	\$29.25
Metal	Wood	112.80	84.00	76.60	73.00	71.30	19.50
Metal	Post	103.50	79.30	73.50	70.70	69.40	N/A

MAIN AREA ADJUSTMENTS

Sprinkler System	(+)	P.S.F.	\$2.75
No Air Conditioning	(-)	P.S.F.	8.00
No Decorative Front	(-)		2%
No Floor Covering (Polished Concrete)	(-)	P.S.F.	1.25

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$10.00 - \$16.00
Paving & Yard Lighting		See "Commercial and Industrial Schedule Short Form" — Page 5 – 14	



3 GRADE
METAL – WOOD FRAME



4 GRADE
METAL – STEEL FRAME

METAL RETAIL STORE BUILDINGS

Metal buildings used for retail stores are finished in various degrees. Many of these buildings have the front half-finished and the rear half is storage area. However, the storage area is usually better constructed than the average “warehouse” having better lighting, heating, etc. This pre-computed schedule is based on this premise.

SPECIFICATIONS

	Storage Area	Finished Area
Walls, Roof, Foundation, Floor & Insulation	-----Same as warehouse, 12' high-----	
Interior Finish of Exterior Walls	None	Drywall or panel
Ceiling	Celotex or equivalent	Acoustic panels
Floor Covering	None	Asphalt tile
Partitions	None	Drywall/wood studs
Lighting	-----Fluorescent-----	
Heating & Air Conditioning	Heating only	Comb. F.H.A. & AC
Plumbing	-----Adequate-----	
Openings	Adequate entry doors - Minimal windows	
Decorative Front	-----Brick, glass, etc.-----	

BASE CONSTRUCTION

		Building Width										Add for Bsmt
Exterior Walls	Framing	20'	40'	60'	80'	100'	120'	140'	160'	180'	200'	
<u>Metal</u>	<u>Steel</u>											
1/4 of Sales Area		\$86.70	\$53.20	\$43.20	\$39.50	\$37.80	\$36.40	\$35.40	\$34.70	\$34.10	\$33.60	\$29.25
1/2 of Sales Area		94.90	60.70	50.40	46.60	44.80	43.40	42.40	41.60	41.00	40.50	29.25
3/4 of Sales Area		103.10	65.50	54.90	51.00	49.20	47.70	46.60	45.80	45.30	44.80	29.25
Full Sales Area		111.80	75.90	65.00	61.00	59.00	57.40	56.30	55.50	54.90	54.30	29.25
<u>Metal</u>	<u>Wood</u>											
1/4 of Sales Area		\$73.50	\$44.30	\$36.80	\$33.70	\$32.40	\$31.30	\$30.40	\$29.80	\$29.40	\$29.00	\$19.50
1/2 of Sales Area		81.70	51.80	44.00	40.80	39.50	38.30	37.40	36.80	36.30	35.90	19.50
3/4 of Sales Area		89.90	56.50	48.50	45.20	43.80	42.50	41.60	41.00	40.60	40.10	19.50
Full Sales Area		98.70	67.00	58.60	55.20	53.60	52.30	51.40	50.70	50.10	49.70	19.50
<u>Metal</u>	<u>Post</u>											
1/4 of Sales Area		\$64.20	\$39.60	\$33.70	\$31.40	\$30.60	\$29.70	\$29.10	\$28.70	\$28.30	\$28.00	N/A
1/2 of Sales Area		72.40	47.10	40.90	38.50	37.60	36.70	36.10	35.60	35.20	34.90	N/A
3/4 of Sales Area		80.60	51.90	45.40	42.90	41.90	41.00	40.30	39.80	39.50	39.20	N/A
Full Sales Area		89.40	62.30	55.50	52.80	51.80	50.80	50.00	49.50	49.10	48.80	N/A

MAIN AREA ADJUSTMENTS

Sprinkler System	(+)	P.S.F.	\$2.75
No Air Conditioning (Included in Finished Area Only)	(-)	P.S.F.	8.00
No Ceiling Finish (Finished Area Only)	(-)	P.S.F.	3.25
No Floor Finish (Polished Concrete) (Finished Area Only)	(-)	P.S.F.	0.35

OTHER AREA ADJUSTMENTS

Canopy	(+)	P.S.F.	\$10.00	-	\$16.00
Paving & Yard Lighting	See “Commercial and Industrial Schedule Short Form” — Page 5 – 14				

GOLF COURSES

Determining factors for golf course improvement values include the quality and/or quantity of topographic design, watering and drainage systems, fairways, greens and tees. Also of importance are lakes, streams, roads, paths and walkways.

Actual golf course construction costs may vary considerably, even for relatively equivalent courses, due to special problems which may arise because of poor terrain, natural barricades or lack of local expertise.

DESIGN GRADE DESCRIPTIONS

E-10 thru E+200 Grade Courses: These courses will be built to all USGA specifications. These are excellent quality championship courses. The complex contouring and bunkering of both fairways and greens make these courses very attractive, both competitively and aesthetically. These courses will exhibit high slope ratings and a large amount of total course acreage.

1-10 thru 1+10 Grade Courses: These courses are generally found in conjunction with a private club. They resemble an E Grade course in many ways but their landscaping and playing areas will be less lavish and complex.

2-10 thru 2+10 Grade Courses: These courses exhibit far more simplicity than does the 1 Grade or E Grade courses. Generally the terrain is less variable, the tees and greens are smaller, the landscaping, however attractive, is less extreme. These courses will still have bunkers, ponds, etc. but they will be less lavish in design.

3-10 thru 3+10 Grade Courses: These represent the simplest of regulation par 70 or better golf courses. They are relatively flat, lack contour or bunkers and have small tees and greens. The landscaping is appropriately not extensive. These courses are designed for the average or novice golfer. The better quality municipal courses will fall under this category.

4-10 thru 4+10 Grade Courses: These courses exhibit shorter fairways and smaller tees and greens than do regulation courses. Lower quality municipal courses fall into this category. Typically, these courses will have no bunkers, or low quality bunks, the tees and greens will typically not be elevated.

5-10 thru 5+10 Grade Courses: Par 3 and better quality pitch and put courses are good examples of this grade. These courses are quite simple in design and offer little more than a casual pastime to the not too serious golfer.

6-30 thru 6+10 Grade Courses: Low quality pitch, and put courses fall into this category. These courses are of low quality and design. It is possible for these courses to have sand greens. They lack contour and are rarely attractive to the experienced golfer.

Below is a chart to provide additional assistance in determining the proper grade of golf courses.

Design	E	1	2	3	4	5	6
Greens/Tees	Excellent	Excellent	Elevated	Sometimes Elevated	At Grade	At Grade	At Grade
Aesthetics	Excellent	Very Good	Good	Average	Simple	Limited	Poor
Sprinkler – Greens	Automatic	Automatic	Automatic	Varies	Varies	Manual	No
Tees	Automatic	Automatic	Automatic	Varies	Manual	Varies	No
Fairway	Automatic	Automatic	Automatic	Varies	Varies	No	No
Bunkers	Excellent	Very Good	Good	Simple	Varies	No	No
Slope Rating (18 Holes)	129 or Greater	127 – 136	120 – 130	110 – 122	85 – 115	85 or less	Not Rated
Yardage From Champion Tees (18 Holes - Approx. Only)	7,150 or Greater	7,000 – 7,300	6,750 – 7,000	6,200 – 6,800	5,000 – 6,500	5,000 or Less	5,000 or Less
Graded Cost Per Hole @ 100% Manual Level	\$147,000 – \$489,300	\$119,000 – \$140,700	\$97,300 – \$114,800	\$78,400 – \$94,500	\$63,000 – \$77,000	\$50,400 – \$62,300	\$33,600 – \$49,700

Base Cost Per Hole
\$70,000

Base cost is for a 4 grade golf course. The cost for all other golf courses should be determined by applying the appropriate grade multiplier to the base price.

Golf course greens and sprinklers must be replaced periodically and therefore, are entitled to depreciation. Because of the non-depreciable items (fairways, landscaping, etc.) it is recommended that depreciation does not exceed 40%.



3 GRADE



4 GRADE

MANUFACTURED HOME PARKS

The general procedure for valuing manufactured home parks is to arrive at a cost per space by considering the relative quantity and quality of the following components: grading (normal topographic conditions), street paving, curbs, patios, walks, pads or runners, parking paving, sewer, water, electric systems, etc.

DESIGN GRADE DESCRIPTIONS

	Grade					
	1	2	3	4	5	6
Site Preparation	Excellent	Good +	Good	Fair	Fair	Poor
Concrete or Asphalt Street	Yes	Yes	Yes	Yes	Varies	No
Curbs	Yes	Yes	Varies	No	No	No
Patios or Walks	Yes	Yes	Yes	Varies	Varies	No
Parking Aprons	Yes	Yes	Varies	Varies	No	No
Pads or Runners	Runners	Runners	Varies	Pads	Pads	No
Sewage and Water	Excellent	Good +	Good	Fair	Fair	Poor
Underground Utilities	Yes	Yes	Varies	Varies	No	No
Landscaping	Good	Good	Varies	Fair	Fair -	Poor
Accommodations for all size trailers	Yes	Yes	Varies	Varies	No	No

COST PER SPACE

Base Price	Number of Spaces								
	10	20	30	50	75	100	125	150	200
(4 Grade)	\$9,300	\$8,900	\$8,800	\$8,600	\$8,500	\$8,450	\$8,400	\$8,350	\$8,300

Note: Grades 5 and 6 may also be used for transient recreational facilities.

No sewer - Deduct \$875/space.

No water - Deduct \$800/space.

All other improvements such as recreation buildings, community buildings, administration buildings, swimming pools, laundry and common bathroom buildings, and fencing should be priced from appropriate schedule.

SPECIFICATIONS – GREENHOUSE

Foundation: Concrete or concrete block. Foundation wall extends approximately 2' above ground level.

Walls: Glazed glass walls extending 3' to 5' above foundation wall. (Grade 3 greenhouse will usually have aluminum or galvanized steel framing for glass.)

Roof: Glazed glass roof, gable (same as walls).

Floor: No floor is base.

Heating: No heating is base.

Wiring: Adequate wiring and lighting.

Plumbing: Water service to building is base.

Sprinkler: No sprinkler or humidifier is base.

GREENHOUSES

	Square Feet of Area											
	100	150	200	250	300	400	500	600	750	1,000	1,250	1,500 or Larger
Grade 4	\$48.10	\$42.00	\$39.00	\$37.20	\$36.00	\$34.50	\$33.60	\$30.50	\$29.80	\$26.00	\$24.70	\$23.30
No Foundation (Deduct)	19.70	16.40	14.80	13.80	13.10	12.30	11.80	10.20	9.80	7.70	7.00	6.20
Polyethylene "Hoop Houses"	16.80	14.70	13.70	13.00	12.60	12.10	11.70	10.70	10.40	9.10	8.60	8.10

	Square Feet of Area											
	2,000	2,500	3,000	4,000	6,000	10,000	20,000	30,000	40,000	50,000	75,000	100,000 or Larger
Grade 4	\$21.30	\$20.80	\$19.60	\$19.20	\$18.70	\$16.30	\$14.50	\$13.90	\$13.60	\$13.40	\$13.10	\$12.90
No Foundation (Deduct)	5.20	4.90	4.30	4.00	3.80	2.50	1.50	1.10	1.00	0.90	0.70	0.60
Polyethylene "Hoop Houses"	7.50	7.30	6.90	6.70	6.60	5.70	5.10	4.90	4.70	4.70	4.60	4.50

Fiberglass Greenhouse or Polycarbonate - Use 80% of above cost (not including Hoop Houses).

Semi-Circular Structures - Use 75% of above cost (not including Hoop Houses).

MAIN AREA ADJUSTMENTS

		Grade 4	Hoop Houses
Humidifier	(+)	\$1.75	\$1.45
No Electrical	(-)	1.35	0.80
Hot Water or Steam Heating	(+)	5.00	4.00
Unit Heating	(+)	2.10	1.60
Add for Duct Distribution	(+)	1.10	0.75
Concrete Floor	(+)	4.00	3.55
Asphalt Floor	(+)	2.75	2.10
Built-In Benches	(+)	3.25	2.60
Watering System	(+)	0.35	0.28

Depreciation: Use 2½ to 3½% per year to 65%.



3 GRADE



3 GRADE



4 GRADE



5 GRADE

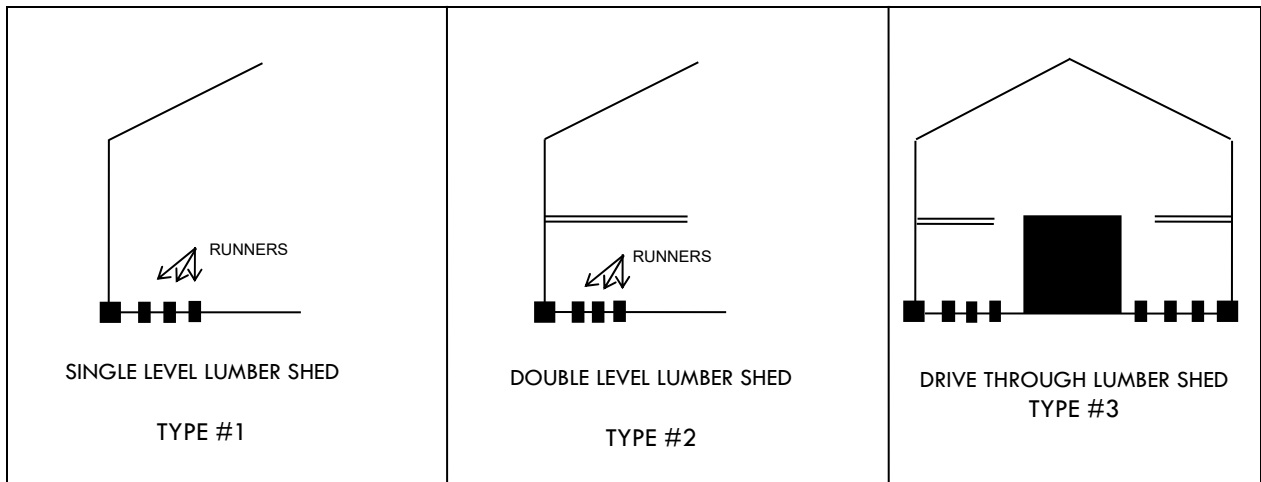


5 GRADE



4 GRADE
POLYETHYLENE "HOOP HOUSE"

LUMBER STORAGE SHEDS



TYPE NO. 1 **SINGLE LEVEL LUMBER SHED**

Shallow concrete foundation wall (no footings), metal or single siding walls on three sides (front is open), metal or roll roofing on wood sheathing roof. Concrete, creosoted timber or concrete block runners. No heating, lighting or plumbing.

Range per Square Foot _____ \$10.20 – 12.20

TYPE NO. 2 **DOUBLE LEVEL LUMBER SHED**

Shallow concrete foundation wall (no footings), metal or single siding walls on three sides (front is open), metal or roll roofing on wood sheathing roof. Concrete, creosoted timber or concrete block runners. Second level is single wood planking on timber framing.

Range per Square Foot _____ \$14.50 – 17.70

TYPE NO. 3 **DRIVE-THROUGH LUMBER SHED**

Concrete foundation wall, metal or single siding walls, slide doors both ends, metal roll roofing or light shingles on wood sheathing roof. Concrete runners or light concrete in storage areas and regular concrete in drive-through area. Second level is single wood planking on timber framing. Minimal lighting, no heating or plumbing.

Range per Square Foot _____ \$23.50 – 28.50

BILLBOARDS

BASE COSTS (Cost per Square Foot of Advertising Surface Area per Face)

	0 - 349	350 - 399	400 - 499	500 - 699	700 or Larger
Wood Pole Construction					
Single Face	\$21.00	\$19.60	\$18.90	\$19.50	\$19.35
Back to Back	13.40	12.60	12.15	12.35	12.20
Stacked or Side by Side	21.00	19.60	18.90	19.50	19.35
Side by Side/Back to Back or Stacked/Back to Back	13.40	12.60	12.15	12.35	12.20
Steel I-Beam Construction					
Single Face	\$60.35	\$56.10	\$49.50	\$41.60	\$36.40
Back to Back	37.20	34.85	31.35	27.20	24.40
Stacked or Side by Side	60.35	56.10	49.50	41.60	36.40
Side by Side/Back to Back or Stacked/Back to Back	37.20	34.85	31.35	27.20	24.40
Steel Monopole Center Mount Construction (Single Pole Mounted in Center of Structure)					
Single Face	\$70.85	\$65.45	\$65.15	\$98.40	\$77.50
Back to Back	42.40	39.50	39.20	55.60	44.95
Stacked or Side by Side	49.40	45.90	45.75	72.80	58.50
Side by Side/Back to Back or Stacked/Back to Back	63.40	59.50	59.00	85.60	70.90
Steel Monopole Flag Mount Construction (Single Pole Mounted to the Side of Structure)					
Single Face	\$81.35	\$75.20	\$74.90	\$113.10	\$89.10
Back to Back	49.00	45.45	44.95	65.00	51.50
Stacked or Side by Side	56.85	52.70	52.80	83.60	67.40
Side by Side/Back to Back or Stacked/Back to Back	73.05	68.40	67.65	98.40	81.35
Building Mounted (Roof Top)					
Single Face	\$52.50	\$48.45	\$45.35	\$40.80	\$38.00
Back to Back	33.25	31.00	29.25	26.80	25.20
Building Side Mount					
Single Face or Side by Side	\$22.75	\$20.40	\$18.15	\$16.00	\$13.95

ADJUSTMENTS TO BASE PRICES ABOVE

Add for Digital Advertising Faces (P.S.F.S.A.)	\$280.00	\$275.00	\$265.00	\$260.00	\$255.00
Add for Active Lighting Single Face (P.S.F.S.A.)	6.80	6.50	6.00	5.00	4.00
2 Faces	4.40	4.30	4.25	3.60	3.00
3 Faces	3.60	3.55	3.45	3.20	2.65
4 Faces	3.45	3.40	3.35	3.00	2.50
*Add for Permanent Work Platform (P.L.F.)	22.50	22.50	22.50	22.50	22.50

Billboard prices assume 20' high (ground level to bottom of billboard advertising surface).

For billboards higher than 20' adjust as follows:

21' to 30'	Add 15%
31' to 40'	Add 30%
41' to 55'	Add 50%
56' to 80'	Add 80%
80' or higher	Add 85%

*Permanent work platform is a horizontal walking area at the base of the sign face used when work is being performed on the sign.

BILLBOARDS (Continued)

PRICING EXAMPLES

12' x 25' single face steel I beam billboard:

$$300 \text{ S.F.S.A.} \times 60.35 = \$18,105$$

12' x 25' back to back steel I beam billboard:

$$300 \text{ S.F.S.A.} \times 37.20 = 11,160 \times 2 \text{ faces} = \$22,320$$

Two 12' x 25' side by side steel I beam billboards:

$$300 \text{ S.F.S.A.} \times 60.35 = 18,105 \times 2 \text{ faces} = \$36,210$$

Stacked/back to back steel I beam billboards, four 12' x 25' faces:

$$300 \text{ S.F.S.A.} \times 37.20 = 11,160 \times 4 \text{ faces} = \$44,640$$

Two 12' x 25' side by side steel I beam billboards with one 12' x 50' back metal face:

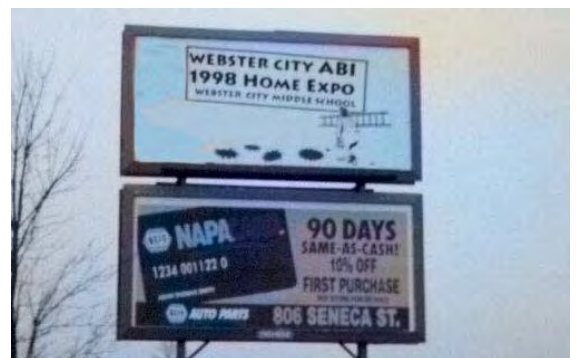
$$300 \text{ S.F.S.A.} \times 37.20 = 11,160 \times 2 \text{ faces} = \$22,320$$

$$600 \text{ S.F.S.A.} \times 27.20 = \underline{16,320}$$

$$\$38,640$$



WOOD POLE BILLBOARD
SINGLE FACE



STEEL I-BEAM BILLBOARD
STACKED FACE



STL MONOPOLE CENTER MOUNT BILLBOARD
SIDE BY SIDE/BACK TO BACK FACE



STL MONOPOLE FLAG MOUNT BILLBOARD
BACK TO BACK FACE



BUILDING MOUNTED BILLBOARD
SINGLE FACE



BUILDING SIDE MOUNT BILLBOARD
SIDE BY SIDE FACE



SELF SUPPORTING TOWER
(WITH REINFORCED CONCRETE EQUIPMENT BUILDING)



GUYED TOWER



MONOPOLE TOWER
(MOUNTED WITH DISHES)

TOWERS

Each tower is unique in that it is designed for a specific weight load, wind factor, soil condition, icing conditions, etc. Whenever possible actual construction costs including materials, delivery, labor, taxes, permits, etc. should be gathered to assist the assessor/appraiser in developing a replacement cost.

The following guide for towers is based on normal construction conditions. Actual cost can vary significantly. Costs include footings, platforms, paint, lighting (if over 200'), etc.

TOWERS (P.L.F. of Height)

Height	Light Designed Load (A.M. Radio, VHF Bands, Ham Radio, Public Service Bands, etc.)			Heavy Designed Load (Television, Microwave, Cellular, etc.)		
	Guyed	Self - Supporting	Monopole	Guyed	Self - Supporting	Monopole
50'	\$225	\$450	\$450	\$450	\$550	\$550
75'	275	500	500	500	600	600
100'	325	550	600	550	700	750
150'	375	575	625	575	800	975
200'	425	600	650	600	1,000	1,150
250'	475	650	700	625	1,100	1,350
300'	525	700	850	650	1,250	1,500
350'	575	800	950	675	1,350	1,650
400'	625	—	—	700	—	—
500'	650	—	—	725	—	—
600'	700	—	—	800	—	—
800'	700	—	—	900	—	—
1,000'	700	—	—	1,000	—	—
1,200'	700	—	—	1,100	—	—
1,500'	700	—	—	1,200	—	—
& taller	700	—	—	1,200	—	—

Depreciation: Due to maintenance mandates, towers in use would not normally depreciate beyond 40%. If additional depreciation is needed, it is by observation.

TOWER EQUIPMENT (INSTALLED)

		Price Range		Typical
Antennas	Each	\$1,200.00	- \$2,000.00	\$1,600.00
Small Dishes Mounted on Towers	Each	1,400.00	- 6,000.00	3,700.00
Coaxial Cable	1/4" P.L.F.	3.00	- 4.00	3.50
	1/2" P.L.F.	4.00	- 6.00	5.00
	7/8" P.L.F.	7.00	- 10.00	8.50
	1" P.L.F.	8.00	- 11.00	9.50
	1 1/4" P.L.F.	12.00	- 16.00	14.00
	1 5/8" P.L.F.	16.00	- 24.00	20.00
	2 1/4" P.L.F.	22.00	- 30.00	26.00
	2 3/4" P.L.F.	26.00	- 34.00	30.00
	3 1/4" P.L.F.	33.00	- 41.00	37.00
	3 3/4" P.L.F.	45.00	- 55.00	50.00
	4 1/4" P.L.F.	54.00	- 64.00	59.00
	5" P.L.F.	68.00	- 78.00	73.00

SATELLITE AND MICROWAVE DISHES

	Price Range	Typical
Price Per Meter of Diameter	\$1,500.00 - \$2,400.00	\$1,950.00
Price Per Foot of Diameter	480.00 - 720.00	600.00

EQUIPMENT BUILDINGS

Type of Construction	Price Range	Typical
Frame or Metal Frame	\$70.00 - \$110.00	\$90.00
Cement Block	85.00 - 135.00	110.00
Reinforced Concrete Panels	130.00 - 300.00	215.00



**MONOPOLE TOWER
WIND TURBINE**



**LATTICE TOWER
WIND TURBINE**



**GROUND MOUNT
SOLAR**



**ROOF MOUNT
SOLAR**

SOLAR & WIND TURBINES

Solar array cost include panels, invertor, controller, erection, permits and taxes.

Wind turbines can be located on towers or mounted on existing structures. The turbine should first be priced, then the tower should be priced if applicable. Each wind turbine is unique in that it is engineered for a specific weight load, wind factor, soil condition, icing conditions, etc. Cost include turbine, generator, invertor, etc. Tower costs include foundation, tower and erection.

Whenever possible, actual construction cost including materials, delivery, labor, taxes, permits, etc. should be gathered to assist the assessor/appraiser in developing replacement cost. Neither solar nor wind turbine costs include battery backup. Solar and wind turbine cost are costs before any federal, state, or local tax credits.

Rated Capacity (Kilowatts)	Solar		Wind Turbines							
	(Price per KW)		(Price per KW)				Add for Towers (Price per Foot of Height)			
	Add for Each Additional Kilowatt		Add for Each Additional Kilowatt							
	Base Cost		Base Cost				Monopole Tower	Lattice or Guyed Tower		
1	\$4,000	+	\$3,600		\$4,400	+	\$4,000		\$150	\$100
5	18,400	+	3,100		20,400	+	3,400		225	160
10	33,900	+	2,750		37,400	+	2,950		275	190
15	47,650	+	2,500		52,150	+	2,650		375	260
20	60,150	+	2,300		65,400	+	2,400		450	300
25	71,650	+	2,200		77,400	+	2,300		500	330
30	82,650	+	2,100		88,900	+	2,200		525	350
35	93,150	+	2,000		99,900	+	2,100		550	375
40	103,150	+	1,925		110,400	+	2,025		600	400
45	112,775	+	1,850		120,525	+	1,950		700	500
50	122,025	+	1,775		130,275	+	1,875		900	625
75	166,400	+	1,725		177,150	+	1,825		950	650
100	209,525	+	1,675		222,775	+	1,775		975	675
500	879,525	+	1,600		932,775	+	1,700		1,000	700
1,000	1,679,525	+	1,500		1,782,775	+	1,600		1,050	725
1,500	2,429,525	+	1,450		2,582,775	+	1,550		1,100	750

Above solar costs assume ground mounted systems. Deduct 10 % for roof mounted systems.

Wind turbines can be located on tower or mounted on existing structures. The turbine should first be priced then the tower pricing should be added if applicable.



CRIBBED ELEVATOR
WITH CRIBBED ANNEX



CONCRETE ELEVATOR
WITH CONCRETE ANNEX

GRAIN ELEVATORS

CRIBBED

Concrete or equal foundation or pad, 2 x 4 to 2 x 8 cribbing, walls and bin partitions, corrugated metal exterior covering, frame and metal head house and roof, timber framing, timber or steel bin bottoms, 1 leg, 1 manlift, small load-out scales, ladders, head and spouting, electric, augers or belt conveyor from dump to leg. Annex has minimum of conveying equipment. Pit and normal center or side truck drive included.

Bu. Cap.	Elevator Cost/Bu.	Annex Cost/Bu.
7,500	\$15.25	\$9.75
10,000	13.85	8.80
15,000	11.90	7.50
20,000	10.55	6.70
25,000	10.20	6.35
30,000	9.65	5.95
35,000	9.30	5.70
40,000	8.80	5.50
45,000	8.35	5.20
50,000	8.00	4.95
60,000	7.65	4.80
70,000	7.05	4.60
80,000	6.80	4.45
100,000	6.30	4.15
120,000	5.90	3.95
140,000	5.60	3.70
200,000	4.95	3.55
250,000	4.50	3.30

CONCRETE

Concrete foundation or pad. 5" to 7" concrete slip form constructed tanks, concrete bins over drive, concrete head house and roof, reinforced concrete frame, concrete or steel bin bottoms, 1 leg, 1 manlift, head and spouting, electric, auger or belt conveyor from dump to leg, overhead conveyor in galley. Storage tanks have minimum of conveying equipment. Pit and normal center or side truck drive included.

Bu. Cap.	Elevator w/ Hd Hse Cost/Bu.	Elevator No Hd Hse Cost/Bu.	Multi-Silo Annex w/ Intersticing Bins Cost/Bu.	Silo Annex Cost/Bu.
50,000	\$11.05	\$8.95	\$6.15	\$5.45
75,000	10.15	8.25	5.60	5.05
100,000	9.70	7.85	5.35	4.80
150,000	8.60	7.05	5.00	4.55
200,000	7.85	6.45	4.75	4.30
250,000	7.30	5.95	4.50	4.05
300,000	6.95	5.65	4.30	3.90
400,000	6.65	5.45	4.10	3.75
500,000	6.45	5.25	3.90	3.55
600,000	6.05	5.05	3.80	3.45
700,000	5.85	4.85	3.65	3.30
800,000	5.65	4.65	3.50	3.20
900,000	5.55	4.55	3.40	3.15
1,000,000	5.35	4.45	3.25	3.05
2,000,000	4.55	3.75	2.75	2.60
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—

These costs are for average construction and based on grain handling and gathering type units.

Multi-silo concrete annex will have multiple silos and interstice (void between connecting silos) bins. Silo annex will consist of one silo or a single line of silos.

Use 2 to 2 1/2 per year average depreciation to 65% - observed thereafter.

SUPPLEMENTAL EQUIPMENT

		Price Range		Typical
Concrete Canopies	P.S.F.	\$22.00	- \$32.00	\$27.00
Frame Canopies	P.S.F.	12.00	- 18.00	15.00
Enclosed Drive - Post Frame	P.S.F.	20.00	- 30.00	25.00
Enclosed Drive - Wood Frame	P.S.F.	26.00	- 40.00	33.00
Enclosed Drive - Steel Frame	P.S.F.	42.00	- 62.00	52.00
Dump Pits Each	Each	6,500	- 16,500	11,500.00
Steel Roll Doors	P.S.F.S.A.	21.25	- 31.75	26.50
Electric Operated (Steel Roll Doors)	Add Each	1,320.00	- 1,980.00	1,650.00
Truck Lifts - Concrete & Steel Platform - Hydraulic Type	Each	95,000.00	- 215,000.00	155,000.00

GRAIN ELEVATORS (Continued)

GRAIN DRYERS – CONTINUOUS FLOW (EACH)

Bushel Per Hour Rated Capacity	Price Range	Typical
300	\$39,500 - \$59,500	\$49,500
400	49,000 - 73,000	61,000
500	58,000 - 87,000	72,500
600	67,000 - 101,000	84,000
700	78,000 - 117,000	97,500
800	88,500 - 132,500	110,500
900	97,500 - 146,500	122,000
1,000	107,000 - 160,000	133,500
1,200	124,000 - 186,000	155,000
1,500	145,000 - 218,000	181,500
2,000	178,500 - 267,500	223,000
2,500	211,000 - 317,000	264,000
3,000	243,000 - 364,000	303,500
3,500	273,000 - 410,000	341,500
4,000	302,500 - 453,500	378,000
5,000	355,000 - 533,000	444,000
7,500	422,500 - 633,500	528,000
10,000	563,000 - 845,000	704,000

Use low price for batch dryers.

Depreciate guide for dryers: 7% per year up to 70%. Add for legs.

BUCKET CONVEYORS (LEGS) (P.L.F. OF HEIGHT)

Bushels Per Hour	Tons Per Hour	Height								
		20'	40'	60'	80'	100'	120'	140'	160'	180' +
400	11	\$510	\$360	\$330	\$300	\$280	—	—	—	—
500	14	560	400	350	330	300	—	—	—	—
600	17	590	410	360	330	310	—	—	—	—
800	22	630	440	360	350	330	—	—	—	—
1,000	28	650	450	380	360	340	\$330	—	—	—
1,500	42	810	530	430	390	380	380	\$370	—	—
2,000	56	850	630	500	440	430	410	410	—	—
2,500	70	990	630	510	450	440	430	410	—	—
3,000	84	1,070	660	540	460	450	440	430	\$430	—
3,500	98	1,080	680	580	480	480	460	440	430	—
4,000	112	1,210	760	610	540	490	460	450	440	—
5,000	140	1,350	840	680	590	530	500	480	460	\$440
6,000	168	1,750	1,090	860	760	690	650	610	590	580
7,000	196	1,800	1,130	900	770	720	660	630	610	590
8,000	224	1,820	1,140	910	780	730	680	650	630	610
9,000	252	1,840	1,140	920	810	740	700	660	640	630
10,000	280	1,950	1,210	980	870	780	760	710	680	640
15,000	420	—	—	1,010	900	800	780	760	730	720
20,000	560	—	—	1,150	1,080	1,030	940	920	900	890
30,000	840	—	—	—	1,300	1,250	1,170	1,160	1,120	1,100
40,000	1,120	—	—	—	1,530	1,470	1,390	1,380	1,340	1,320
50,000	1,400	—	—	—	1,750	1,690	1,630	1,600	1,550	1,540
60,000	1,680	—	—	—	1,970	1,910	1,870	1,820	1,760	1,760

Conversion from bushels to tons is based on corn which weighs 56 pounds per bushel, soybeans weigh 60 pounds per bushel.

Double above prices for stainless steel.

Leg Towers (Add)	P.L.F.	Price Range	Typical
		\$550 - \$750	\$650

GRAIN ELEVATORS (Continued)

DISTRIBUTORS (HEAD)

	Manual				Auto		
	Price Range		Typical		Price Range		Typical
Low	\$5,500	- \$8,300	\$6,900		\$14,800	- \$22,200	\$18,500
Average	9,200	- 13,800	11,500		20,300	- 30,500	25,400
High	15,400	- 23,000	19,200		30,200	- 45,200	37,700

Low range will typically contain 8 or less spouts, 8" diameter.

Average range will typically contain 9 to 16 spouts, 12" diameter.

High range will typically contain more than 16 spouts, greater than 12" diameter.

DRAG CONVEYORS (COMPLETE WITH DRIVE & MOTOR)

Note: Drag conveyors can be priced by either "bushel per hour", "ton per hour" or "belt size".

Bushel Per Hour	Ton Per Hour	Belt Size	Length (Price P.L.F.)			
			50'	100'	150'	200'
2,500	70	8"	\$460	\$370	\$340	\$310
5,000	140	12"	560	440	410	380
7,500	210	16"	600	500	490	460
10,000	280	20"	680	560	580	530
15,000	420	24"	790	650	640	630
20,000	560	30"	910	750	740	730
30,000	840	36"	1,040	850	840	830
40,000	1,120	42"	1,170	970	960	940
50,000	1,400	48"	1,310	1,080	1,070	1,060
60,000	1,680	54"	1,450	1,200	1,190	1,180

AUGERS (P.L.F.)

Horizontal Augers complete with trough, drive unit, motor and mountings. Prices are for average quality construction. Add 20% for heavy duty type.

Diameter					
8"	9"	10"	12"	14"	16"
\$360	\$380	\$390	\$410	\$530	\$600

ADDITIONS TO DRAG CONVEYORS AND AUGERS

Add to Conveyors/Augers for Elevated Superstructures	P.L.F.	\$60.00	-	\$150.00
Add for Catwalk	P.L.F.	60.00	-	75.00

PNEUMATIC CONVEYING SYSTEMS

Cost per Bin	\$7,500	-	\$12,500
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Use low range for systems comprised of more than 3 small bins (less than 100,000 bushel capacity).

Use high range for systems servicing less than 3 small bins or for systems servicing large bins (greater than 100,000 bushel capacity).

Depreciation for Bucket Conveyors, Distributors, Drag Conveyors and Augers: 4% per year up to 70% or by observation.



4 GRADE
FRAME



3 GRADE
FRAME W/ BLENDING TOWER



4 GRADE
FRAMED DOME



4 GRADE
CONCRETE DOME

FERTILIZER BUILDINGS

Foundation: Reinforced concrete.

Walls: Wood frame walls on wood studs, 15' high average. Walls in fertilizer storage areas are cribbed (or equivalent) plywood liner. The height of the domed structures is approximately 1/2 the building width. Concrete dome structures have concrete walls.

Floor: 6" reinforced concrete.

Roof: Asphalt shingles on plywood supported by wood rafters and trusses. Concrete roof on concrete dome structures.

Bin Partitions: Plywood on wood cribbing (or equivalent) approximately 14' high with framing 12" c/c. No partitioning in domed structures.

Electric: Pipe conduit wiring with explosion proof incandescent lighting. No interior lighting in dome structures.

Area	Price Per S.F.		
	Frame	Framed Dome	Concrete Dome
2,000	\$63.25	\$77.25	\$94.50
3,000	57.25	70.00	85.50
4,000	52.50	64.00	78.25
5,000	49.75	60.75	74.25
6,000	48.25	59.00	72.00
7,000	46.25	56.25	68.75
9,000	44.25	53.75	65.75
12,000	43.50	53.00	64.75
15,000	43.00	52.50	64.00
18,000	42.50	51.75	63.25
25,000	42.00	51.25	62.75
35,000	41.50	50.50	61.75

ADJUSTMENTS

			Price Range		Typical
Interior Offices	(+)	P.S.F.	\$46.00	- \$54.00	\$50.00
Exterior Offices	(+)	P.S.F.	95.00	- 130.00	112.50
*Blending Tower	(+)	Per Ton	2,400	3,600	3,000

*Does not include blending equipment or scale.



4 GRADE
CRIBBED FEED MILL W/ DISTRIBUTION FLOOR



4 GRADE
METAL FEED MILL W/ NO DISTRIBUTION FLOOR



4 GRADE
METAL FEED MILL W/ DISTRIBUTION FLOOR



4 GRADE
REINFORCED CONCRETE FEED MILL
W/ NO DISTRIBUTION FLOOR



3 GRADE
REINFORCED CONCRETE FEED MILL
W/ DISTRIBUTION FLOOR



3 GRADE
REINFORCED CONCRETE FEED MILL
W/ DISTRIBUTION FLOOR

FEED MILLS

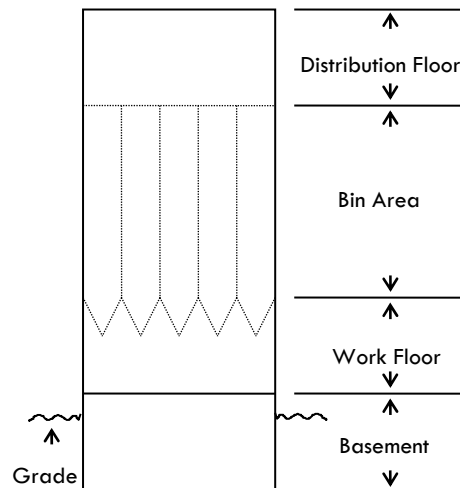
Feed Mills are to be priced on a per cubic foot basis. Work floors, distribution floors, truck loading and unloading areas are all included in the cubic foot price. Add for warehouses separately. Due to design, size of bins and capacity, prices may vary by 20%.

Cubic Feet	Cribbed	Metal w/ Distribution Floor	Metal w/ No Distribution Floor	R' Conc. w/ Distribution Floor	R' Conc. w/ No Distribution Floor
20,000 or Less	\$7.65	\$8.25	\$9.65	\$10.10	\$11.20
20,001 to 40,000	7.35	7.90	9.50	9.75	10.95
40,001 to 60,000	7.25	7.80	9.45	9.40	10.90
60,001 to 80,000	7.15	7.70	9.35	9.30	10.80
80,001 to 100,000	7.05	7.60	9.30	9.20	10.70
100,001 to 125,000	7.00	7.55	9.25	9.15	10.65
125,001 to 150,000	6.95	7.50	9.20	9.10	10.60
150,001 or More	6.95	7.50	9.20	9.10	10.60

Add for scales, dump pits, man lifts, bucket conveyors (legs) and distributors (heads) separately.

ADD FOR BASEMENT

Depth of Basement	P.S.F.
8'	\$37.70
10'	44.80
12'	51.90
14'	59.00
16'	66.10
18'	73.20
20'	80.30



OTHER AREA ADJUSTMENTS

	Price Range	Typical
Interior Office (P.S.F.)	\$46.00 - \$54.00	\$50.00
Loading Docks (P.S.F.)	16.00 - 25.00	20.50
Manlift (Per Foot of Rise)	450.00 - 650.00	550.00
Scales	See "Analyzed Unit Cost" — Page 4 – 29	
Dump Pits	See Page 6 – 131	
Bucket Conveyors (Legs)	See Page 6 – 132	
Distributors (Heads)	See Page 6 – 133	

STEEL GRAIN BINS

Height	Diameter													
	Storage 15'	Dryer 15'	Storage 18'	Dryer 18'	Storage 21'	Dryer 21'	Storage 24'	Dryer 24'	Storage 27'	Dryer 27'	Storage 30'	Dryer 30'	Storage 33'	Dryer 33'
10'	\$4,900	\$14,300	\$6,400	\$16,600	\$8,100	\$19,000	\$9,500	\$21,200	\$11,600	\$24,600	\$13,800	\$27,700	\$16,100	\$31,100
12'	5,900	15,300	7,600	17,800	9,800	20,700	11,500	23,200	13,800	26,800	16,300	30,200	18,900	33,900
15'	7,400	16,800	9,500	19,700	12,300	23,200	14,400	26,100	17,000	30,000	20,000	33,900	23,100	38,100
17'	8,400	17,800	10,800	21,000	13,900	24,800	16,300	28,000	19,100	32,100	22,500	36,400	26,000	41,000
20'	9,900	19,300	12,800	23,000	16,400	27,300	19,100	30,800	22,400	35,400	26,300	40,200	30,100	45,100
22'	10,800	20,200	14,000	24,200	18,000	28,900	21,000	32,700	24,500	37,500	28,800	42,700	33,000	48,000
25'	12,300	21,700	15,900	26,100	20,500	31,400	23,900	35,600	27,800	40,800	32,600	46,500	37,100	52,100
27'	13,300	22,700	17,100	27,300	22,100	33,000	25,800	37,500	29,900	42,900	35,100	49,000	40,000	55,000
30'	14,800	24,200	19,100	29,300	24,500	35,400	28,600	40,300	33,100	46,100	38,900	52,800	44,100	59,100
32'	15,800	25,200	20,400	30,600	26,100	37,000	30,500	42,200	35,300	48,300	41,400	55,300	47,000	62,000
35'	17,100	26,500	22,300	32,500	28,600	39,500	33,400	45,100	38,500	51,500	45,100	59,000	51,100	66,100
37'	18,100	27,500	23,500	33,700	30,300	41,200	35,300	47,000	40,800	53,800	47,600	61,500	54,000	69,000
40'	19,600	29,000	25,400	35,600	32,800	43,700	38,100	49,800	43,900	56,900	51,400	65,300	58,100	73,100
42'	—	—	26,800	37,000	34,400	45,300	40,100	51,800	46,100	59,100	53,900	67,800	61,000	76,000
45'	—	—	28,600	38,800	36,800	47,700	42,900	54,600	49,400	62,400	57,800	71,700	65,300	80,300
47'	—	—	29,900	40,100	38,400	49,300	44,900	56,600	51,500	64,500	60,300	74,200	68,000	83,000
50'	—	—	—	—	40,900	51,800	47,800	59,500	54,800	67,800	64,000	77,900	72,300	87,300
52'	—	—	—	—	42,500	53,400	49,600	61,300	56,900	69,900	66,500	80,400	75,000	90,000
55'	—	—	—	—	45,000	55,900	52,500	64,200	60,100	73,100	70,300	84,200	79,300	94,300
Add for each Add'l 1' in height	500	500	630	630	840	840	960	960	1,090	1,090	1,250	1,250	1,410	1,410

EQUIPMENT (+)

Aeration Floor	\$1,100	Base	\$1,600	Base	\$2,300	Base	\$2,900	Base	\$3,600	Base	\$4,500	Base	\$5,400	Base
Vertical Auger	2,000	Base	2,000	Base	2,000	Base	2,000	Base	2,000	Base	2,000	Base	2,000	Base
Electric Spreader	900	Base	900	Base	900	Base	1,000	Base	1,100	Base	1,100	Base	1,100	Base
Power Sweep	2,600	Base	2,900	Base	2,900	Base	3,000	Base	3,400	Base	3,400	Base	3,500	Base
Unloading System	1,500	Base	1,500	Base	1,500	Base	1,500	Base	1,500	Base	1,500	Base	1,600	Base
Incline Auger	1,300	Base	1,300	Base	1,300	Base	1,300	Base	1,400	Base	1,400	Base	1,400	Base
Stir-A-Tor	3,900	\$3,900	4,500	\$4,500	5,100	\$5,100	5,800	\$5,800	5,900	\$5,900	6,400	\$6,400	6,900	\$6,900

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Dryer bins are complete with foundation, aeration floor, ladder, load-out door, sweep auger, vertical auger and electric spreader. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

STEEL GRAIN BINS (Continued)

Height	Diameter													
	Storage 36'	Dryer 36'	Storage 39'	Storage 42'	Storage 45'	Storage 48'	Storage 51'	Storage 54'	Storage 57'	Storage 60'	Storage 63'	Storage 66'	Storage 69'	Storage 72'
21'	\$37,800	\$54,300	\$42,600	\$46,900	\$52,900	\$58,800	\$69,200	\$79,600	\$90,000	\$100,400	\$107,200	\$113,900	—	—
22'	39,400	55,900	44,400	49,000	55,200	61,300	72,100	82,800	93,600	104,300	111,500	118,600	—	—
24'	42,600	59,100	47,900	53,100	59,700	66,300	77,700	89,100	100,500	111,800	119,900	127,900	—	—
26'	45,800	62,300	51,400	57,400	64,400	71,300	83,400	95,500	107,500	119,400	128,300	137,100	—	—
29'	50,400	66,900	56,800	63,800	71,400	79,000	92,000	105,000	117,900	130,800	141,000	151,100	—	—
32'	55,300	71,800	62,000	70,000	78,300	86,600	100,600	114,500	128,400	142,300	153,700	165,100	\$178,700	\$192,300
35'	59,900	76,400	67,300	76,100	85,100	94,100	109,100	124,000	138,800	153,600	166,300	179,000	194,000	209,000
37'	63,100	79,600	70,800	80,400	89,900	99,300	114,900	130,400	145,900	161,300	174,900	188,400	204,400	220,300
40'	67,900	84,400	76,000	86,800	96,900	107,000	123,500	139,900	156,300	172,600	187,500	202,300	219,900	237,400
42'	71,100	87,600	79,500	90,900	101,500	112,000	129,200	146,300	163,400	180,400	196,000	211,600	230,100	248,600
45'	75,800	92,300	84,900	97,300	108,400	119,500	137,700	155,800	173,900	191,900	208,700	225,500	245,500	265,500
48'	80,600	97,100	90,100	103,500	115,300	127,100	146,200	165,300	184,300	203,300	221,400	239,500	260,900	282,300
50'	83,800	100,300	93,600	107,800	120,000	132,100	151,900	171,600	191,200	210,800	229,800	248,800	271,200	293,500
53'	88,500	105,000	98,900	113,900	126,900	139,900	160,500	181,100	201,700	222,300	242,400	262,500	286,600	310,600
55'	91,600	108,100	102,300	118,300	131,600	144,900	166,200	187,400	208,600	229,800	250,900	271,900	296,900	321,900
58'	96,500	113,000	107,500	124,400	138,500	152,500	174,800	197,000	219,200	241,300	263,600	285,800	312,200	338,600
63'	104,300	120,800	116,500	134,900	150,000	165,100	189,000	212,800	236,600	260,300	284,700	309,000	338,000	367,000
66'	109,100	125,600	121,600	141,300	157,100	172,900	197,700	222,400	247,000	271,600	297,300	323,000	353,500	383,900
70'	115,500	132,000	128,600	149,600	166,300	182,900	209,000	235,000	261,000	287,000	314,300	341,600	374,000	406,300
74'	—	—	—	157,900	175,500	193,000	220,300	247,600	274,800	302,000	331,100	360,100	394,500	428,800
77'	—	—	—	164,300	182,600	200,800	229,100	257,300	285,400	313,500	343,800	374,100	410,000	445,900
81'	—	—	—	172,600	191,700	210,800	240,400	269,900	299,400	328,800	360,800	392,800	430,600	468,300
Add for each Add'l 1' in height	1,600	1,600	1,750	2,100	2,300	2,500	2,830	3,160	3,485	3,810	4,235	4,660	5,130	5,600

EQUIPMENT (+)														
Aeration Floor	\$6,400	Base	\$7,500	\$8,800	\$10,100	\$11,400	\$12,900	\$14,400	\$16,100	\$17,800	\$19,700	\$21,500	\$23,500	\$25,500
Vertical Auger	2,000	Base	—	—	—	—	—	—	—	—	—	—	—	—
Electric Spreader	1,100	Base	1,100	1,100	1,100	1,100	—	—	—	—	—	—	—	—
Power Sweep	4,000	Base	5,600	6,600	7,100	7,500	8,300	9,000	9,500	10,000	10,500	11,000	11,500	12,000
Unloading System	1,600	Base	—	—	—	—	—	—	—	—	—	—	—	—
Incline Auger	1,400	Base	—	—	—	—	—	—	—	—	—	—	—	—
Stir-A-Tor	7,500	\$7,500	8,100	8,800	9,700	10,600	11,300	11,900	12,500	13,100	13,900	14,600	15,200	15,800

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Dryer bins are complete with foundation, aeration floor, ladder, load-out door, sweep auger, vertical auger and electric spreader. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

For bins over 36' diameter price unloading equipment from page 6 – 133.

STEEL GRAIN BINS (Continued)

Height	Diameter													
	Storage 75'	Storage 78'	Storage 81'	Storage 84'	Storage 87'	Storage 90'	Storage 93'	Storage 96'	Storage 99'	Storage 102'	Storage 105'	Storage 108'	Storage 111'	Storage 114'
21'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
22'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
24'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
26'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
29'	—	—	—	—	—	—	—	—	—	—	—	—	—	—
32'	\$206,500	\$222,000	\$238,300	\$254,600	\$272,600	\$290,600	\$310,400	\$330,100	\$351,600	\$373,100	\$394,600	\$417,500	\$441,000	\$465,100
35'	225,000	242,000	259,800	277,600	297,200	316,800	338,100	359,400	382,500	405,700	428,800	453,700	479,200	505,500
37'	237,400	255,100	274,100	293,000	313,700	334,300	356,600	378,800	403,000	427,300	451,500	477,700	504,600	532,200
40'	256,000	275,100	295,500	315,900	338,000	360,100	384,100	408,000	433,800	459,700	485,500	513,600	542,600	572,300
42'	268,100	288,500	310,000	331,400	354,500	377,600	402,500	427,400	454,400	481,300	508,300	537,800	568,100	599,200
45'	286,800	308,500	331,300	354,100	379,000	403,800	430,200	456,600	485,100	513,600	542,100	573,500	605,800	639,000
48'	305,100	328,400	352,900	377,300	403,600	429,900	457,900	485,900	516,000	546,200	576,300	609,700	644,000	679,300
50'	317,500	341,600	367,100	392,500	420,000	447,400	476,400	505,300	536,500	567,700	598,900	633,600	669,300	706,000
53'	336,000	361,500	388,600	415,600	444,500	473,400	504,000	534,500	567,300	600,200	633,000	669,700	707,400	746,200
55'	348,400	374,900	402,900	430,900	460,900	490,800	522,500	554,100	587,900	621,800	655,600	693,600	732,700	772,800
58'	366,800	394,600	424,200	453,800	485,400	516,900	550,100	583,300	618,800	654,300	689,800	729,800	770,900	813,100
63'	397,600	428,000	460,100	492,100	526,300	560,400	596,200	632,000	670,200	708,300	746,500	789,800	834,300	880,000
66'	416,100	448,000	481,600	515,100	550,800	586,500	623,800	661,100	700,900	740,600	780,400	825,600	872,100	919,900
70'	440,800	474,500	510,200	545,800	583,600	621,400	660,700	700,000	742,000	784,000	826,000	873,900	923,100	973,700
74'	465,400	501,000	538,700	576,400	616,400	656,300	697,700	739,000	783,100	827,200	871,300	921,800	973,700	1,027,100
77'	484,000	521,000	560,300	599,500	640,900	682,300	725,300	768,300	814,000	859,700	905,400	957,900	1,011,800	1,067,300
81'	508,600	547,500	588,800	630,100	673,600	717,100	762,100	807,100	855,000	902,900	950,800	1,005,900	1,062,600	1,120,800
Add for each Add'l 1' in height	6,160	6,630	7,150	7,660	8,200	8,730	9,230	9,730	10,270	10,810	11,350	12,010	12,680	13,380

EQUIPMENT (+)

Aeration Floor	\$27,600	\$29,900	\$32,400	\$34,800	\$37,400	\$39,900	\$42,600	\$45,300	\$48,200	\$51,200	\$54,100	\$57,200	\$60,500	\$63,800
Vertical Auger	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Electric Spreader	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Power Sweep	12,600	13,600	14,100	14,500	15,000	15,500	16,000	16,500	17,000	17,600	18,100	19,100	20,200	21,300
Unloading System	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Incline Auger	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Stir-A-Tor	16,600	17,300	17,900	18,500	19,200	19,900	20,500	21,100	21,800	22,400	23,100	24,400	25,800	27,200

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

For bins over 36' diameter price unloading equipment from page 6 – 133.

STEEL GRAIN BINS (Continued)

Height	Diameter											
	Storage 117'	Storage 120'	Storage 123'	Storage 126'	Storage 129'	Storage 132'	Storage 135'	Storage 138'	Storage 141'	Storage 144'	Storage 147'	Storage 150'
21'	—	—	—	—	—	—	—	—	—	—	—	—
22'	—	—	—	—	—	—	—	—	—	—	—	—
24'	—	—	—	—	—	—	—	—	—	—	—	—
26'	—	—	—	—	—	—	—	—	—	—	—	—
29'	—	—	—	—	—	—	—	—	—	—	—	—
32'	\$489,900	\$515,400	\$541,500	\$568,200	\$595,600	\$623,600	\$652,300	\$681,600	\$711,600	\$742,200	\$773,400	\$805,300
35'	532,400	560,100	588,400	617,500	647,200	677,700	708,800	740,700	773,200	806,500	840,500	875,100
37'	560,600	589,700	619,600	650,200	681,500	713,600	746,400	779,900	814,200	849,200	884,900	921,400
40'	602,800	634,100	666,200	699,100	732,800	767,300	802,600	838,600	875,500	913,100	951,600	990,800
42'	631,100	663,900	697,500	732,000	767,200	803,300	840,300	878,000	916,600	956,000	996,300	1,037,300
45'	673,100	708,000	743,900	780,600	818,200	856,700	896,100	936,400	977,500	1,019,600	1,062,500	1,106,300
48'	715,600	752,700	790,800	829,900	869,900	910,800	952,700	995,500	1,039,200	1,083,900	1,129,600	1,176,100
50'	743,600	782,200	821,800	862,400	904,000	946,500	990,000	1,034,500	1,080,000	1,126,400	1,173,800	1,222,200
53'	786,000	826,800	868,600	911,500	955,400	1,000,400	1,046,400	1,093,400	1,141,500	1,190,600	1,240,700	1,291,800
55'	814,000	856,300	899,600	944,100	989,600	1,036,100	1,083,800	1,132,500	1,182,200	1,233,100	1,285,000	1,338,000
58'	856,500	901,000	946,600	993,300	1,041,200	1,090,200	1,140,300	1,191,500	1,243,900	1,297,400	1,352,000	1,407,800
63'	926,900	975,000	1,024,400	1,075,000	1,126,800	1,179,800	1,234,000	1,289,500	1,346,100	1,404,000	1,463,100	1,523,500
66'	969,000	1,019,300	1,070,900	1,123,800	1,177,900	1,233,300	1,290,100	1,348,000	1,407,300	1,467,800	1,529,600	1,592,700
70'	1,025,600	1,078,900	1,133,500	1,189,400	1,246,800	1,305,400	1,365,400	1,426,800	1,489,500	1,553,600	1,619,000	1,685,700
74'	1,081,800	1,138,000	1,195,600	1,254,700	1,315,100	1,377,000	1,440,300	1,505,000	1,571,200	1,638,800	1,707,800	1,778,200
77'	1,124,200	1,182,600	1,242,400	1,303,800	1,366,600	1,430,900	1,496,700	1,563,900	1,632,700	1,702,900	1,774,600	1,847,800
81'	1,180,500	1,241,900	1,304,700	1,369,200	1,435,100	1,502,700	1,571,700	1,642,400	1,714,500	1,788,300	1,863,600	1,940,400
Add for each Add'l 1' in height	14,090	14,820	15,570	16,340	17,130	17,940	18,760	19,610	20,470	21,350	22,250	23,160

EQUIPMENT (+)												
Aeration Floor	\$67,200	\$70,700	\$74,200	\$77,900	\$81,700	\$85,500	\$89,400	\$93,400	\$97,600	\$101,800	\$106,000	\$110,400
Vertical Auger	—	—	—	—	—	—	—	—	—	—	—	—
Electric Spreader	—	—	—	—	—	—	—	—	—	—	—	—
Power Sweep	22,500	23,600	24,800	26,100	27,300	28,600	29,900	31,300	32,600	34,000	35,500	36,900
Unloading System	—	—	—	—	—	—	—	—	—	—	—	—
Incline Auger	—	—	—	—	—	—	—	—	—	—	—	—
Stir-A-Tor	28,700	30,200	31,700	33,300	34,900	36,500	38,200	39,900	41,700	43,400	45,300	47,100

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

For bins over 36' diameter price unloading equipment from page 6 – 133.

STEEL GRAIN BINS (Continued)

Height	Diameter				Fans & Dryers		
	Storage 153'	Storage 156'	Storage 159'	Storage 162'	Fan	Fan w/ Heater or Dryer Unit	
21'	—	—	—	—	3/4 HP	\$825	—
22'	—	—	—	—			
24'	—	—	—	—	1 HP	900	—
26'	—	—	—	—			
29'	—	—	—	—	1 ½ HP	1,025	—
32'	\$837,800	\$871,000	\$904,800	\$939,300			
35'	910,500	946,500	983,300	1,020,700	2 HP	1,200	—
37'	958,700	996,600	1,035,300	1,074,800			
40'	1,030,800	1,071,700	1,113,300	1,155,700	3 HP	1,525	—
42'	1,079,300	1,122,000	1,165,600	1,210,000			
45'	1,151,000	1,196,600	1,243,100	1,290,400	5 HP	1,950	\$3,450
48'	1,223,600	1,272,100	1,321,500	1,371,800			
50'	1,271,600	1,322,000	1,373,300	1,425,600	7 ½ HP	2,200	3,875
53'	1,344,000	1,397,300	1,451,500	1,506,800			
55'	1,392,000	1,447,100	1,503,300	1,560,600	10 HP	2,475	4,325
58'	1,464,600	1,522,600	1,581,700	1,642,000			
63'	1,585,000	1,647,800	1,711,800	1,777,000	15 HP	3,325	5,600
66'	1,657,000	1,722,600	1,789,500	1,857,700			
70'	1,753,800	1,823,300	1,894,100	1,966,200	20 HP	4,400	6,750
74'	1,850,000	1,923,300	1,997,900	2,074,000			
77'	1,922,400	1,998,500	2,076,100	2,155,200	25 HP	4,725	7,225
81'	2,018,800	2,098,700	2,180,200	2,263,300			
Add for each Add'l 1' in height							
EQUIPMENT (+)							
Aeration Floor	\$114,900	\$119,400	\$124,100	\$128,800			
Vertical Auger	—	—	—	—			
Electric Spreader	—	—	—	—			
Power Sweep	38,400	40,000	41,500	43,100			
Unloading System	—	—	—	—			
Incline Auger	—	—	—	—			
Stir-A-Tor	49,000	51,000	53,000	55,000			

5 grade bins constructed with light gauge panels. 4 grade average quality bins. Bins with heavy gauge steel (and/or stiffeners and heavy raised foundations) should be given up to a 3 grade. Large bins (90' diameter and larger) many times require additional earth work to stabilize a solid base and heavier gauge materials. This is especially true for bins constructed near a railroad. Consider a 3 grade for the bins.

The prices above are average prices constructed by contractor, complete with foundation, ladder, load-out door and top cap. Add for fans, dryers and stir-a-tor.

Prices may vary as much as 20% due to quality, manufacturer and purchases in large quantities or off season.

For bins over 36' diameter price unloading equipment from page 6 – 133.



4 GRADE



5 GRADE
(LIGHT GAUGE MATERIALS)



3 GRADE

HOPPER BINS (COMMERCIAL)

Round Hopper Bins

Size		Capacity		Price	
DIA	Height	BU.	Tons	Bolted Steel	Welded Steel
6'	3'	100	2.5	\$1,800	\$5,180
For each additional 1' of height add				80.00	208.00
For each additional bushel add				3.50	9.20
For each additional ton add				140.40	364.90
7'	3'	140	3.5	\$2,190	\$5,340
For each additional 1' of height add				105.00	237.00
For each additional bushel add				3.40	7.70
For each additional ton add				135.90	306.80
8'	5'	351	8.8	\$2,970	\$6,030
For each additional 1' of height add				135.00	266.00
For each additional bushel add				3.30	6.60
For each additional ton add				133.70	263.40
9'	5'	390	9.8	\$3,480	\$6,360
For each additional 1' of height add				165.00	320.00
For each additional bushel add				3.20	6.30
For each additional ton add				129.20	250.50
10'	10'	938	23.5	\$5,890	\$9,650
For each additional 1' of height add				200.00	390.00
For each additional bushel add				3.20	6.20
For each additional ton add				127.00	247.60
12'	10'	1,256	31.4	\$8,590	\$12,390
For each additional 1' of height add				280.00	448.00
For each additional bushel add				3.10	4.90
For each additional ton add				123.20	197.10
13.5'	10'	1,637	40.9	\$11,450	\$15,850
For each additional 1' of height add				347.00	540.00
For each additional bushel add				3.00	4.70
For each additional ton add				120.70	187.80
15'	10'	2,101	52.5	\$14,540	\$19,190
For each additional 1' of height add				425.00	665.00
For each additional bushel add				3.00	4.70
For each additional ton add				119.70	187.30
16'	10'	2,410	60.3	\$16,760	\$20,790
For each additional 1' of height add				480.00	755.00
For each additional bushel add				3.00	4.70
For each additional ton add				118.90	187.00
18'	11'	4,080	102.0	\$21,710	—
For each additional 1' of height add				585.00	—
For each additional bushel add				2.90	—
For each additional ton add				114.40	—
21'	11'	5,695	142.4	\$26,540	—
For each additional 1' of height add				668.00	—
For each additional bushel add				2.40	—
For each additional ton add				96.00	—
24'	11'	7,785	194.6	\$32,450	—
For each additional 1' of height add				807.00	—
For each additional bushel add				2.20	—
For each additional ton add				88.80	—
27'	11'	9,890	247.3	\$46,800	—
For each additional 1' of height add				1,005.00	—
For each additional bushel add				2.20	—
For each additional ton add				87.40	—
30'	11'	12,615	315.4	\$55,940	—
For each additional 1' of height add				1,200.00	—
For each additional bushel add				2.10	—
For each additional ton add				84.50	—

Double the above pricing for stainless steel construction.

*Square or Rectangular Holding Bins (Add for elevated superstructures from below)

Size		Capacity		Price	
S.F.	Height	BU.	Tons	Bolted Steel	Welded Steel
36	3'	127	3.2	\$6,580	—
For each additional 1' of height add				264.00	—
For each additional bushel add				11.70	—
For each additional ton add				463.40	—
49	3'	178	4.4	\$6,780	—
For each additional 1' of height add				301.00	—
For each additional bushel add				9.80	—
For each additional ton add				389.60	—
64	5'	446	11.1	\$7,660	—
For each additional 1' of height add				338.00	—
For each additional bushel add				8.40	—
For each additional ton add				334.50	—
81	5'	495	12.4	\$8,080	—
For each additional 1' of height add				406.00	—
For each additional bushel add				8.00	—
For each additional ton add				318.10	—
100	10'	1,191	29.8	\$12,260	—
For each additional 1' of height add				495.00	—
For each additional bushel add				7.90	—
For each additional ton add				314.50	—
144	10'	1,595	39.9	\$15,740	—
For each additional 1' of height add				569.00	—
For each additional bushel add				6.20	—
For each additional ton add				250.30	—
182	10'	2,079	52.0	\$20,130	—
For each additional 1' of height add				686.00	—
For each additional bushel add				6.00	—
For each additional ton add				238.50	—
225	10'	2,668	66.7	\$24,370	—
For each additional 1' of height add				845.00	—
For each additional bushel add				6.00	—
For each additional ton add				237.90	—
256	10'	3,061	76.5	\$26,400	—
For each additional 1' of height add				959.00	—
For each additional bushel add				6.00	—
For each additional ton add				237.50	—

*Add 25% to above cost to multi compartment holding bins.

SUPERSTRUCTURES (ELEVATE BINS FOR TRUCK DRIVE UNDER)

	Price Range	Typical
Small (Less than 12' diameter bin)	\$9,600 - \$14,400	\$12,000
Medium (11'-17' diameter bin)	16,000 - 24,000	20,000
Large (18' diameter bin or larger)	25,600 - 38,400	32,000



SQUARE HOLDING BIN
W/ SUPERSTRUCTURE



ROUND HOPPER BIN
W/ SUPERSTRUCTURE

These are typical prices constructed by contractor, complete with steel supports, concrete piers or pads, roof and ladder. Center draw. Price, bushel, and ton capacities may differ by 20% due to different degrees of slope to the hopper bottoms.

Add for superstructure when elevated for truck loadout.

Hopper bins can be priced by sidewall height, bushels or tons. See page 6 – 133 for unloading equipment.

Conversion to tons based on 40 pounds per bushel.

FLAT GRAIN STORAGE BUILDINGS

Cost includes R' concrete foundations, concrete slab floor with vapor seal, sand or stone base, normal openings. These buildings are designed and built for the storage of grain.

Exterior Walls	Roof	Framing	Base Sidewall Height	2,000 or Less	4,000	6,000	10,000	20,000	30,000	45,000	60,000	80,000	120,000 or Larger
*Metal	Metal	Steel	12'	\$36.30	\$31.90	\$28.30	\$25.50	\$23.40	\$22.90	\$21.40	\$20.70	\$20.30	\$19.60
For each additional 1' in height add				1.08	0.84	0.64	0.48	0.36	0.32	0.24	0.20	0.18	0.14
**R' Conc. w/ Metal Above	Metal	Steel	12'	\$51.50	\$43.90	\$38.50	\$34.20	\$31.00	\$30.20	\$28.10	\$27.10	\$26.60	\$25.60
For each additional 1' in height add				1.08	0.84	0.64	0.48	0.36	0.32	0.24	0.20	0.18	0.14
R' Conc. w/ Hoop Roof	Hoop Structure	Metal Pipe	12'	\$45.20	\$36.00	\$34.80	\$33.80	\$29.30	\$27.90	\$27.10	\$25.80	\$25.10	\$24.00
For each additional 1' in height add				1.51	1.18	0.90	0.67	0.50	0.45	0.34	0.28	0.25	0.20

* Metal on Steel Flat Grain Storage structures assume enameled steel wall panels. If buildings are galvanized steel deduct 10%.

** R' Concrete with metal above structures assume 12' of R' Concrete wall, any wall above 12' is assumed to be metal/steel.

MAIN AREA ADJUSTMENTS

	Price Range	Typical
Electrical Service (power for fans, conveyors, etc.)	\$0.32 - \$0.48	\$0.40
Exhaust Fans	See "Analyzed Unit Cost" — Page 4 – 17	
Aeration Fans	See page 6 – 141	



Metal – Steel Frame Flat Grain Storage



Reinforced Concrete w/ Metal – Steel Frame above Flat Grain Storage



Concrete w/ Hoop Structure Flat Grain Storage

TEMPORARY GRAIN STORAGE BUNK

			Price Range			Typical
Reinforced Precast Concrete Panel Walls		P.S.F.S.A.	\$10.00	-	\$15.00	\$12.50
Metal Bunker Walls		P.S.F.S.A.	6.75	-	12.25	11.50
Silage Bunker Floor (4" Wire Reinforced Concrete Floor)		P.S.F.	3.90	-	5.90	4.90
Concrete Temporary Storage Base		P.S.F.	5.80	-	8.70	7.25
Asphalt Temporary Storage Base		P.S.F.	3.60	-	5.40	4.50
Crushed Rock Temporary Storage Base		P.S.F.	1.40	-	2.20	1.80
Underground Concrete Conveyor Tunnels -	4' x 4'	P.L.F.	150.00	-	250.00	200.00
	6' x 6'	P.L.F.	240.00	-	360.00	300.00
	8' x 8'	P.L.F.	320.00	-	480.00	400.00
*Aeration Tower		Each	180,000	-	270,000	225,000
Fill Conveyors & Catwalks						See Page 6 – 133
Fans						See Page 6 – 141

*Includes tower, lift ring, distribution box, skirt, and winches. (Does not include tarp.)



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RESIDENTIAL SCHEDULE

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RESIDENTIAL SCHEDULE PREFACE

In preparing a schedule for mass appraisal purposes, there are two goals we are all attempting to reach. First, we must have uniformity among properties, and, second we must base our uniformity on fair and reasonable market value.

The Residential Schedule appearing on the following pages is designed to give the assessor/appraiser a uniform approach to the value of improvements. This schedule assumes a building of average construction for which the basic specifications are included later in this preface. Any variation from these specifications which would affect the replacement cost must be adjusted for by using the additions and deductions appearing in the schedule or by adjusting the grade. Nearly all parts of this, or any schedule, are mechanical in use, with few areas for variations.

It is these variables, namely grade and depreciation (however caused) which allow the assessor/appraiser to arrive at fair and reasonable market value and still maintain equalization. In order to effectively use this schedule we must first agree on two basic concepts: (1) that the value of improvements is the difference between market value and land value; and (2) that the residential schedule is merely a vehicle by which we can arrive at a uniform value of improvements within a given area.

Let us first discuss grading:

There are seven basic numerical grades of dwellings:

- E. Executive Quality
- 1. Superior Quality
- 2. High Quality
- 3. Good
- 4. Average
- 5. Below Average
- 6. Sub-Standard

Following is a list of some of the many factors which must be considered in grading a dwelling:

Quality - This would include both the quality of materials and the quality of workmanship.

Quantity - The accumulation components can impact the grade. A dwelling with more built-in cabinets than normal or perhaps built-in book shelves, etc. would require a higher grade than a similar dwelling without these extras.

Design - The basic schedule is calculated on a rectangular dwelling with very straight lines. Any variation in design, ceiling heights, shape or character must be considered in the grade.

Desirability - Two dwellings can be identical in square footage and of identical quality but one will market better than the other. It has that "certain something" that appeals to the buying public. It may be the interior layout, the exterior design, type of kitchen or any number of things.

Fenestration - Is the placement of windows and doors in a dwelling. The quality and cost of these items varies significantly. Not only should the quality be considered, but the quantity of doors and windows should also be considered in the grade.

The assessor/appraiser is given considerable latitude to and from the average. All properties are first priced according to the basic specifications, taking into consideration size, story height and exterior wall covering. By adjusting the grade the assessor/appraiser is designating his opinion as to the amount of superior or inferior factors as listed above. The result of this grade is the adjusted replacement cost.

RESIDENTIAL SCHEDULE PREFACE (Continued)

The second variable by which the replacement cost can be adjusted is depreciation. It has been noted that the use of the cost approach established the upper limit of the value of an improved piece of property. Normally, however, the market value of the piece of property is less than its present replacement cost. This difference between the replacement cost of a property and its current market value can be attributed to depreciation. Assessor/appraisers generally recognize two basic types of depreciation: (1) that which is due to physical cause, and (2) that which is due to obsolescence.

Physical depreciation results from factors which affect the physical condition of an improvement. A loss in value due to normal wear and tear, age or natural elements is considered to be a physical depreciation. The degree of physical depreciation may be contingent upon factors such as the original quality of an improvement and the extent to which an improvement has been maintained. Because the degree of physical depreciation cannot be determined solely by schedules or guidelines, the judgment of the assessor/appraiser is extremely important in determining physical depreciation.

The assessor/appraiser must bear in mind that average physical depreciation must be determined on the basis of the sum of the component parts of an improvement. For example, a roof may have a 20 year life, whereas a foundation may have a 200 year life. Similarly, if a thirty-year old dwelling has had substantial remodeling, the amount of depreciation allowed must be adjusted to reflect such improvements.

Oftentimes, however, physical depreciation alone cannot explain the difference between the replacement cost of a piece of property and its current market value. The value of certain properties may also be affected by a second type of depreciation: obsolescence.

Whereas physical depreciation represents a loss in value due to factors affecting the physical condition of a structure, obsolescence represents a loss in value due to other causes. Obsolescence itself can further be divided into two distinct types: (1) functional obsolescence, and (2) external obsolescence.

Functional obsolescence represents a loss in value arising from what might be considered factors inherent within the property itself. Poor room arrangement, too many or too few rooms in a house, obsolete architectural design, or outdated plumbing are all factors which would contribute to the functional obsolescence of the property.

For example, let us consider a dwelling in which the bathroom is located directly off the dining area. This dwelling may have the same physical value as a dwelling in which the bathroom facilities are more appropriately located. However, we must recognize a difference in valuation between these two properties. This difference would be attributed to the fact that the first house suffers a degree of functional obsolescence due to the location of the bathroom.

Whereas functional obsolescence pertains to a loss of value due to factors within the property itself, external obsolescence is a loss in value caused by factors or circumstances outside the property limits. For example, the construction and opening of a commercial or light industrial establishment on the corner of a quiet street consisting previously of residential properties would tend to make these properties less valuable. The loss in value of these properties which can be attributed to the undesirable effects due to the presence of the commercial or industrial establishment can be considered external obsolescence. Similarly, a property which is located in a declining or deteriorating neighborhood, may have the same physical value as a property located in a more desirable section of town, but have a lower market value because of the area in which it is located. Again, this difference or loss in value may be attributed to external obsolescence of the property.

A common example of external obsolescence is the small rural community that existed only because of the poor transportation facilities to more major shopping facilities. Many of these small rural communities have been dormant or losing value in the last several decades. It is often determined in these communities that the entire town should receive a "blanket" external obsolescence.

RESIDENTIAL SCHEDULE PREFACE (Continued)

In summary, physical depreciation refers to loss in value due to the elements and use. Functional obsolescence refers to loss in value due to factors within the property limits and external obsolescence refers to loss in value due to factors outside of the property limits.

The built-up residential section is designed for the use of the assessor/appraiser rather than for the use of the contractor or the building inspector who may need more specific information. It departs from most other cost manuals in that no attempt has been made to illustrate specific material differences between low grade homes and high grade homes. Certainly, variations in materials do exist among homes, but they do not necessarily differ among the various grades of homes.

To state that an average quality home generally has two coats of paint on 1/2" drywall over 2" x 4" x 16" o/c wood stud partitions is pure folly. A poor quality home and a good quality home can have the identical items as an average quality home. What makes itemized descriptions even more superfluous is that in order to know that 1/2" drywall over 2" x 4" x 16" o/c wood stud partitions are present, the assessor/appraiser would either have to study the house during construction or take electrical outlet boxes off the walls to study its interior components, as well as chip paint for analysis as to whether it consists of one, two, or three coats.

Obviously, the use of special specification for each grade in a manual of this type is unrealistic. We must view residential construction through the eyes of the consumer, and there are indeed few homeowners who can detect a difference between 3/8" and 1/2" drywall. It is only when a multitude of variables are weighed that quality becomes evident. For this reason, almost anyone can distinguish between a tract home and a superior quality home, even though he may not be able to specify each component used in their construction.

Quality, therefore, is the sum of material, workmanship, and design. These sums are expressed as grades for use by the assessor/appraiser. We hope that the use of the brief grade guidelines appearing on the following pages, used with the photographs which accompany them, will adequately guide the assessor/appraiser in determining the proper grade of residential property.



E (EXECUTIVE) GRADE 2 STORY + BASEMENT BRICK DWELLING

E Grade: Executive grade dwellings will be individually designed with many varied interior appointments. They will normally exhibit extensive ornamentation or special design features of excellent quality materials and workmanship. These architecturally unique dwellings will many times consist of imported finishes. High ceilings and expansive foyers are also characteristics which will be common in this grade of home. Executive grade dwellings are normally prestige structures. They are generally built for those with high incomes. The high end executive (E + 100 and above) home will typically be built without regard for cost.

E grade dwellings will typically have an above grade total living area (TLA) in excess of 5,000 S.F.



E + 200
2 STORY + BASEMENT
EIFS DWELLING



E + 175
2 STORY + BASEMENT
BRICK & EIFS DWELLING



E + 150
2 STORY + BASEMENT
STONE VENEER & EIFS DWELLING



E + 125
2 STORY + BASEMENT
STONE VENEER DWELLING



E + 100
2 STORY + BASEMENT
BRICK DWELLING



E + 75
2 STORY + BASEMENT
BRICK DWELLING



E + 50
2 STORY + BASEMENT
EIFS DWELLING



E + 40
2 STORY + BASEMENT
BRICK DWELLING



E + 30
2 STORY + BASEMENT
BRICK DWELLING



E + 20
2 STORY + BASEMENT
BRICK DWELLING



E + 10
2 STORY + BASEMENT
BRICK DWELLING



E + 5
2 STORY + ATTIC + BASEMENT
EIFS & FRAME DWELLING



E
2 STORY + ATTIC + BASEMENT
BRICK DWELLING



E - 5
2 STORY + BASEMENT
EIFS & BRICK DWELLING



E - 5
1 STORY + BASEMENT
BRICK DWELLING



E - 10
2 STORY + BASEMENT
FRAME, EIFS, & BRICK DWELLING



1 GRADE 2 STORY + ATTIC + BASEMENT BRICK DWELLING

1 Grade: This is a custom built, architecturally designed home, having good materials and workmanship. This home will lack the unique features of an executive grade home. This home is usually large with spacious rooms, several bath facilities, a good heating system, and a good electrical system with numerous outlets. Closets are usually walk-in type. Kitchen has many built-in features (if of newer construction) and an abundance of cabinets. Bathrooms will have high quality fixtures, good vanity, and probably a special dressing area. Exterior is good quality siding, brick, or stone. There are also numerous windows. High ceilings and open foyers will also be common characteristics of 1 grade home. However, they are generally less prestigious than those found in E grade homes.

1 grade dwellings will typically have an above grade total living area (TLA) between 3,000 and 5,000 S.F. This size range recommendation should not be taken as an absolute as varying combinations of size, quality and design all determine a dwelling grade.



1 + 10
2 STORY + BASEMENT
BRICK DWELLING



1 + 10
2 STORY + BASEMENT
BRICK DWELLING



1 + 10
2 STORY + BASEMENT
EIFS & FRAME DWELLING



1 + 5
1 ½ STORY + BASEMENT
BRICK DWELLING



1 + 5
2 STORY + ATTIC + BASEMENT
FRAME DWELLING



1
2 STORY + BASEMENT
BRICK DWELLING



1
2 STORY + ATTIC + BASEMENT
BRICK DWELLING



1 - 5
2 STORY + BASEMENT
FRAME AND STONE DWELLING



1 - 5
2 STORY + BASEMENT
BRICK DWELLING



1 - 5
2 STORY + BASEMENT
FRAME & STONE VENEER DWELLING



1 - 10
2 STORY + BASEMENT
BRICK DWELLING



1 - 10
1 ½ STORY + BASEMENT
EIFS & FRAME DWELLING



2 GRADE 2 STORY + ATTIC + BASEMENT STONE DWELLING

2 Grade: This also is usually an architecturally designed, custom built home with good materials and workmanship. Very similar to a 1 grade home, but on a more conservative scale. This is a more practical home than a 1 grade home, having more than sufficient plumbing fixtures. Likewise, there is good heating and electrical service. Interior finish will be of plaster or drywall with good trim. Kitchen will have built-in features with more than adequate cupboard space and counter tops. Bathrooms and toilet rooms will usually have good quality fixtures. This is an excellent home but not as pretentious as a 1 grade.

2 grade dwellings will typically have an above grade total living area (TLA) between 2,000 and 3,500 S.F. This size range recommendation should not be taken as an absolute as varying combinations of size, quality and design all determine a dwelling grade.



2 + 10
2 STORY + ATTIC + BASEMENT
BRICK DWELLING



2 + 10
2 STORY + BASEMENT
FRAME & BRICK DWELLING



2 + 10
2 ½ STORY + BASEMENT
FRAME & BRICK DWELLING



2 + 5
2 STORY + ATTIC + BASEMENT
BRICK & FRAME DWELLING



2 + 5
1 STORY + BASEMENT
FRAME & BRICK DWELLING



2 + 5
1 STORY + BASEMENT
FRAME & BRICK DWELLING



2
2 STORY + BASEMENT
FRAME DWELLING



2
1 STORY + BASEMENT
FRAME & BRICK DWELLING



2 - 5
1 STORY + BASEMENT
FRAME & BRICK DWELLING



2 - 5
2 STORY + BASEMENT
BRICK DWELLING



2 - 10
1 STORY + BASEMENT
FRAME & BRICK DWELLING



2 - 10
1 STORY + BASEMENT
FRAME DWELLING



3 GRADE 2 STORY + BASEMENT FRAME DWELLING

3 Grade: A 3 grade dwelling is generally a custom or speculation home lacking architectural frills but basically of good practical design and layout. Workmanship and materials are barely above an average type home but it will have some extra design and special features not found in the average home. It will normally have good drywall or plaster walls, hardwood floors (or wall to wall carpeting), and also better than average kitchen cabinets, plumbing facilities, and closet space. This is often referred to as an intermediate grade because it will be a 2 grade design and layout but 4 grade workmanship and materials. New construction is typically a 3 grade or better with very few 4 grade or below dwellings constructed in today's marketplace.

3 grade dwellings will typically have an above grade total living area (TLA) between 1,100 and 2,500 S.F. This size range recommendation should not be taken as an absolute as varying combinations of size, quality and design all determine a dwelling grade.



3 + 10
2 STORY + BASEMENT
FRAME DWELLING



3 + 10
2 STORY + BASEMENT
FRAME & BRICK DWELLING



3 + 10
1 ½ STORY + BASEMENT
FRAME DWELLING



3 + 5
2 STORY + BASEMENT
FRAME DWELLING



3 + 5
1 STORY + BASEMENT
FRAME DWELLING



3 + 5
1 STORY + BASEMENT
FRAME DWELLING



3 + 5
1 STORY + BASEMENT
BRICK AND FRAME SPLIT FOYER



3
2 STORY + BASEMENT
FRAME DWELLING



3
1 ½ STORY + BASEMENT
FRAME DWELLING



3
1 STORY + BASEMENT
FRAME DWELLING



3
1 STORY + BASEMENT
FRAME AND BRICK DWELLING



3 - 5
1 ½ STORY + BASEMENT
FRAME AND BRICK DWELLING



3 - 5
1 ½ STORY + BASEMENT
FRAME DWELLING



3 - 5
2 STORY + BASEMENT
FRAME DWELLING



3 - 10
1 STORY + BASEMENT
FRAME DWELLING SPLIT FOYER



3 - 10
1 STORY + BASEMENT
FRAME DWELLING



3 - 10
2 STORY + ATTIC + BASEMENT
FRAME DWELLING



3 - 10
1 STORY + BASEMENT
FRAME DWELLING

BASIC SPECIFICATION FOR SCHEDULE PRICES

The following specifications are for an average residential dwelling (4 grade) which offers few extras and has very little architectural design. With today's variables in construction materials it would be impossible to write any specifications that would describe a majority of homes. Therefore, we must, in our minds, think in terms of equivalents. For example, we may have a dwelling which meets these specifications and we place a 4 under the grade. We may also have a house next door which meets very few of these specifications but the various items are equivalent in quality and cost and therefore we would still grade it as a 4.

FOOTINGS: Reinforced concrete.

FOUNDATION: 8" reinforced concrete or equivalent, waterproofed exterior.

WALLS: Vinyl lap siding or equivalent on building wrap paper on sheathing. 2" x 6" wood studs, 16" o.c. with R-19 to R-21 fiberglass insulation. 1 ³/₈" double hung windows or equal, with approximately one window for each 15 L.F. of wall. Two entry doors with decorative trim at front. Screens and weather stripping throughout.

ROOF: Gable roof with a 6/12 pitch. Average weight asphalt shingles on felt paper on wood roof decking. 2" x 6" wood rafters, 2' o.c. or equal of blown-in insulation with an R-49 rating or equivalent, boxed eaves, flashing, gutters and downspouts.

FLOORS: 3 1/2" concrete basement floor with cement trowel finish. Upper floors are average grade carpet and linoleum on 3/4" tongue & groove O.S.B. board or equivalent plywood on 2" x 8" to 2" x 12" wood joist (depending on span) 16" o.c.

INTERIOR FINISH: Two coat paint on drywall. 2" x 4" x 24" o.c. wood stud partitions. Stained and lacquered trim and baseboard, hollow core interior doors, adequate closet areas in each bedroom, coat closet, and linen closet. Average quality kitchen cabinets and counter space. One average quality bathroom vanity base, towel rack and toilet paper dispenser. Softwood basement stairway and carpet on softwood staircase with balustrade to second floor.

ELECTRIC: Armored cable or non-metallic (Romex) sheathed cable. Adequate outlets and average quality fixtures.

HEATING: Forced hot air furnace with duct work distribution system fired by gas with thermostat control.

PLUMBING: One kitchen sink, one hot water tank, laundry facilities, and copper piping or equivalent. All fixtures are of ordinary quality. All bathroom fixtures should be added individually.



4 GRADE 2 STORY + ATTIC + BASEMENT FRAME DWELLING

4 Grade: A Grade 4 dwelling is an average home in every way. It meets or exceeds all loan requirements and is often referred to as a development type home. This does not mean this home cannot be custom built but only refers to the basic quality. (Detailed specifications for a 4 grade appear on the preceding page.) Very limited 4 grade homes are constructed in today's marketplace. Newer developments typically consist of 3 grade dwellings or better.

4 grade dwellings will typically have an above grade total living area (TLA) between 750 and 1,500 S.F. This size range recommendation should not be taken as absolute as varying combinations of size, quality and design all determine a dwellings grade.



4 + 10
1 STORY + BASEMENT
SPLIT-FOYER FRAME DWELLING



4 + 10
2 STORY + BASEMENT
FRAME DWELLING



4 + 10
1 STORY + ATTIC + BASEMENT
FRAME DWELLING



4 + 10
1 STORY + BASEMENT
SPLIT LEVEL FRAME



4 + 10
1 ½ STORY + BASEMENT
FRAME DWELLING



4 + 10
1 STORY + ATTIC + BASEMENT
FRAME DWELLING



4 + 5
1 STORY + BASEMENT
FRAME DWELLING



4 + 5
1 STORY + ATTIC + BASEMENT
FRAME DWELLING



4 + 5
1 STORY + BASEMENT
SPLIT-FOYER FRAME DWELLING



4 + 5
2 STORY + BASEMENT
FRAME DWELLING



4
1 STORY + BASEMENT
FRAME DWELLING



4
2 STORY + BASEMENT
FRAME DWELLING



4
1 STORY + ATTIC + BASEMENT
FRAME DWELLING



4 - 5
1 STORY + BASEMENT
FRAME DWELLING



4 - 5
1 STORY + BASEMENT
SPLIT-FOYER FRAME DWELLING



4 - 5
1 ¾ STORY + BASEMENT
FRAME DWELLING



4 - 10
1 STORY + BASEMENT
FRAME & BRICK DWELLING



4 - 10
1 ¾ STORY + BASEMENT
FRAME DWELLING



5 GRADE 1 STORY + BASEMENT FRAME DWELLING

5 Grade: This low cost home is generally of minimum specifications, barely meeting loan requirements. It may outwardly, occasionally, resemble a 4 grade but lacks any “extras”. Usually of straight rectangular design with no lines or design. Drywall or plaster interior finish with minimum softwood trim, low quality carpeting or softwood flooring. Minimal plumbing, heating and electrical outlets. The kitchen has no built-in features and minimum cupboard and counter space. In certain areas this is often a slab home, or a low quality pre-fabricated manufactured home.



5 + 10
1 ½ STORY + BASEMENT
FRAME DWELLING



5 + 10
1 STORY + ATTIC + BASEMENT
FRAME DWELLING



5 + 10
1 STORY + BASEMENT
FRAME DWELLING



5 + 5
1 ½ STORY + BASEMENT
FRAME DWELLING



5
1 ½ STORY + BASEMENT
FRAME DWELLING



5
1 STORY + BASEMENT
FRAME DWELLING



5
1 ¾ STORY + BASEMENT
FRAME DWELLING



5 - 5
1 ½ STORY + BASEMENT
FRAME DWELLING



5 - 5
1 STORY + BASEMENT
FRAME DWELLING



5 - 5
1 STORY
FRAME DWELLING



5 - 10
1 STORY
FRAME DWELLING



5 - 10
1 STORY + BASEMENT
FRAME DWELLING



6 GRADE 1 STORY FRAME DWELLING

6 Grade: Often referred to as sub-standard housing. This home seldom will pass loan requirements and is often owner built using inferior or used materials and poor workmanship. Interior finish is plaster, wallboard or low quality drywall, softwood floors, little or no trim, wall or floor furnace heating, low quality kitchen cupboards (usually set -in type), roll roofing or lightweight shingles, exterior walls are usually single siding (often covered with asphalt shingles). This house is often on the outskirts of town or in the country and is usually an older home. Few 6 grade homes are being built today.

The 6 grade schedule is also designed to be used as a summer cottage schedule. Normally 6 - 20 would be as inferior of quality construction that could be habitable, however, the assessor/appraiser may use 6 - 25 for an unfinished interior and 6 - 30 for unfinished interior and mud sills. Dwellings or cottages having a lesser value than the 6 - 30 should be given a sound value or field priced.



6 + 10
1 ½ STORY
FRAME DWELLING



6 + 5
1 STORY
FRAME DWELLING



6
1 STORY + BASEMENT
FRAME DWELLING



6 - 5
1 STORY + BASEMENT
FRAME DWELLING



6 - 5
1 STORY + BASEMENT
FRAME DWELLING



6 - 10
1 STORY + BASEMENT
FRAME DWELLING



6 - 10
1 STORY
FRAME DWELLING



6 - 15
1 STORY
FRAME DWELLING



6 - 20
1 STORY
FRAME DWELLING



6 - 20
1 STORY + BASEMENT
FRAME DWELLING



6 - 25
1 STORY
FRAME DWELLING



6 - 30
1 STORY
FRAME DWELLING

METAL POST FRAME AND METAL WOOD FRAME DWELLINGS

Metal Post Frame and Metal Wood Frame Dwellings (sometimes referred to as “Barndominiums” or “Shouse”) can vary significantly in design. For purposes of this manual, metal post frame and metal wood frame dwellings assume interior finish which would be similar in quality and design to that of a conventional stick built dwelling.

Metal Post Frame: A metal dwelling that lacks a perimeter foundation. Characteristics of a metal post frame dwelling are (1) lack of perimeter foundation, (2) wood post construction with girts and purlins and (3) enameled metal panel exterior walls and roof.

Metal Wood Frame: A metal dwelling that has incorporated a perimeter foundation into the building design. Characteristics of a metal wood frame dwelling are (1) perimeter foundation, (2) wood post construction with girts and purlins anchored to a perimeter foundation or traditional wood stud construction and (3) enameled metal panel exterior walls and roof.

As evident by the following photos, many metal post frame and metal wood frame dwellings are constructed as a large metal shop type structures with a portion of the structure finished with an interior living area. These structures can present unique pricing challenges. The living area portion of these structures should be priced from the “metal/post frame homes” or “metal wood frame homes” (whichever is appropriate) cost tables. The garage or shop areas can utilize the “metal/post frame”, “metal/post frame high bay”, “metal wood frame” or metal wood frame high bay pricing options found in the attached garage pricing tables. These garage tables also include multiple adjustments to capture metal liners, interior finish, heating, etc., which are common in these type of structures. Alternatively, the appraiser/assessor may choose to price a large shop or storage area from the “metal warehouse” or “metal light manufacturing” pricing tables found in the pre-computed section, or the “steel utility building” pricing tables found in the agricultural section.

A second pricing option for large metal buildings with limited living area is to price the entire structure from the metal warehouse or metal light manufacturing pricing tables found in the pre-computed section, or the steel utility pricing tables found in the agricultural section. The interior living area can be added utilizing the multiple “interior living quarters” adjustments which are included in those tables.

The base prices for “metal post frame” and “metal wood frame” dwellings are found on pages 7-75 thru 7-80.

Adjustments to the base cost (air conditioning, additional plumbing, etc.) should be applied in the same manner as conventional residential properties.



2 - 5
2 STORY METAL POST FRAME
W/ HIGH BAY ATTACHED GARAGE



4 + 5
1 STORY METAL WOOD FRAME W/ ATTIC
W/ HIGH BAY ATTACHED GARAGE



4 - 10
1 STORY METAL WOOD FRAME
W/ HIGH BAY ATTACHED GARAGE



6 + 5
2 STORY METAL WOOD FRAME



2
2 STORY METAL POST FRAME DWELLING
W/ HIGH BAY ATTACHED GARAGE



2
1 STORY METAL POST FRAME DWELLING
W/ ATTACHED GARAGE



3 + 5
1 STORY METAL POST FRAME DWELLING
W/ HIGH BAY ATTACHED GARAGE



4 + 10
1 STORY METAL POST FRAME DWELLING
W/ ATTACHED GARAGE



4
1 STORY METAL POST FRAME DWELLING
W/ HIGH BAY ATTACHED GARAGE



4
2 STORY METAL POST FRAME DWELLING
W/ HIGH BAY ATTACHED GARAGE



5
1 STORY + ATTIC METAL POST FRAME DWELLING



6
1 STORY METAL POST FRAME DWELLING
(LOW QUALITY INTERIOR)

"A FRAME" DWELLINGS

In valuing "A-frame" dwellings, the assessor/appraiser should follow the same listing and pricing procedures as are used for conventional residential properties. The base specifications for conventional dwellings are also applicable to "A-frame" dwellings. "A-frame" dwellings should be graded in the same manner as are conventional dwellings, and similar consideration given to depreciation and obsolescence.

Lofts are to be considered as attics or half-stories, depending upon the area and dormers. Page 7 – 55 and 7 – 56 should be used in determining the story height of "A-frame" buildings in the same manner as for conventional dwellings.



1
1 ½ STORY + BASEMENT
"A-FRAME" DWELLING



2
1 STORY + BASEMENT + LOFT
"A-FRAME" DWELLING



3
1 ½ STORY + BASEMENT
"A-FRAME" DWELLING



4
1 STORY + BASEMENT + LOFT
"A-FRAME" DWELLING



4
1 STORY + BASEMENT
"A-FRAME" DWELLING



5
1 STORY + BASEMENT + LOFT
"A-FRAME" DWELLING

“BERMED” AND “EARTH SHELTERED” DWELLINGS

For purposes of this manual, “Earth Sheltered” and “Bermed” dwellings are described as follows:

“Earth Sheltered” Dwellings – A one story dwelling built into a side hill where the rear wall, side walls and roof are constructed of heavy reinforced concrete and covered by earth. The front (or exposed exterior wall) is usually of wood frame, brick or structural glass construction.

“Bermed” Dwellings – A one story dwelling where the rear wall and side walls are constructed of concrete block or reinforced concrete and covered by earth. The front (or exposed exterior wall) is usually constructed of brick or wood frame. The roof is a conventional gable or hip roof with asphalt shingles or equivalent.

“Earth Sheltered” and “Bermed” dwellings should be priced from the Bermed and Earth Home Schedules found on pages 7–81 thru 7 – 83. The appropriate adjustments should be applied in the same manner as conventional residential properties.

The following photographs of “Earth Sheltered” and “Bermed” dwellings are to be used as a guide for grading purposes, however, the grade of these dwellings will be influenced greatly by the quality of construction and interior finish. The interior quality and appearance should weigh heavily on the assessor/appraiser’s opinion of grade.



2
1 STORY CONCRETE,
FRAME & BRICK BERMED DWELLING



3 + 10
1 STORY CONCRETE & STONE
EARTH SHELTERED DWELLING



3
1 STORY CONCRETE &
BRICK BERMED DWELLING



4 + 10
1 STORY CONCRETE & BRICK
EARTH SHELTERED DWELLING



4
1 STORY CONCRETE &
FRAME BERMED DWELLING



5
1 STORY CONCRETE
EARTH SHELTERED DWELLING

“LOG” DWELLINGS

In valuing “Log” dwellings, the assessor/appraiser should follow the same listing and pricing procedures as are used for conventional residential properties. Most “Log” dwellings are constructed of either pine or cedar logs. The log dwelling cost tables assume post and 7 – 57 thru 7 – 73.

Adjustments to the base cost (air conditioning, basement finish, additional plumbing, etc.) should be applied in the same manner as conventional residential properties.



E + 40
1 ½ STORY LOG DWELLING



2
2 STORY + BASEMENT
LOG DWELLING



3
1 STORY + LOFT
LOG DWELLING



3 - 5
1 STORY + BASEMENT + LOFT
LOG DWELLING



4
1 STORY + BASEMENT + LOFT
LOG DWELLING

"MANUFACTURED" DWELLINGS

Manufactured (formerly known as Mobile) Homes are residential structures built on a steel undercarriage with necessary wheel assembly to be transported to a permanent or semi-permanent site. The wheel assembly can be removed when placed on a permanent foundation, but the steel undercarriage remains intact as a necessary structural component.

The "Manufactured" dwellings schedule is to be used for mobile type manufactured homes and is not intended to be used for modular or panelized manufactured homes.

Mobile Homes built after June 15, 1976 must meet the Federal Mobile Home Construction and Safety Standards as outlined in Title VI, Housing and Community Development Act of 1974. A HUD seal certifying compliance with these standards must be displayed on each unit.

Single wide manufactured homes are sometimes constructed with partial upper levels. These levels are typically used as sleeping areas and will have limited ceiling heights. These structures should be priced from the "Manufactured Homes (Single Wide with Loft)" pricing tables.

Manufactured (Mobile) Homes should be priced from the "Manufactured Homes" schedule found on pages 7 – 96 through 7 – 101. Adjustments to the base price should be applied in the same manner as conventional residential properties.

Grading Manufactured Homes

5 Grade - Mobile Homes built with prefinished lightweight corrugated aluminum exterior walls, corrugated metal arched roof and low quality printed hardwood or plywood paneling interior finish. Most Mobile Homes constructed prior to 1976 will fall within this grade.

4 Grade - Manufactured (Mobile) Homes built with vinyl lap siding or equivalent on wood studs. Gable (3/12 pitch) roof with asphalt shingles. Vinyl wall coverings on gypsum.

The following guide can be used to determine the proper grade for Manufactured Homes above a 4 grade.

<u>Item</u>	<u>Percent of Increase To Base 4 Grade Replacement Cost</u>
Textured Drywall Interior	6 to 11%
Textured Drywall Interior (units w/ basement)	4 to 8%
Wood Siding	5 to 6%
Wood Siding (units w/ basement)	4%
Extra Roof Pitch	3%
Extra Roof Pitch (units w/ basement)	2%



3
1 STORY W/ LOFT SINGLE WIDE
MANUFACTURED HOME



4 + 10
1 STORY W/ LOFT SINGLE WIDE
MANUFACTURED HOME



5
1 STORY SINGLE-WIDE
MANUFACTURED DWELLING



4
1 STORY SINGLE-WIDE
MANUFACTURED DWELLING



5
1 STORY MULTI-SECTIONAL
MANUFACTURED DWELLING



4
1 STORY MULTI-SECTIONAL
MANUFACTURED DWELLING



4
1 STORY + BASEMENT
MULTI-SECTIONAL
MANUFACTURED DWELLING



3 - 5
1 STORY MULTI-SECTIONAL
MANUFACTURED DWELLING
(Redwood Siding & Textured Drywall Interior)

"MANUFACTURED" DWELLINGS DEPRECIATION GUIDE

Year Initial	EFA	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor
1	1	0	0	0	0	1	2	4	6	8
2	2	0	0	1	2	3	6	8	12	15
3	3	0	1	2	4	5	9	12	16	20
4	4	1	2	3	4	7	12	16	22	25
5	5	2	3	4	5	9	14	19	24	28
6	6	3	4	5	6	11	16	21	26	31
7	7	3	5	6	7	12	17	22	27	33
8	8	4	6	7	9	14	19	24	29	35
9	9	4	7	8	10	15	20	25	30	37
10	10	5	8	9	12	17	22	27	32	39
11	11	5	9	10	14	19	24	29	34	41
12	12	6	10	11	16	21	26	31	36	43
13	13	6	11	12	17	22	27	32	37	45
14	14	7	12	14	19	24	29	34	39	47
15	15	7	13	15	20	25	30	35	40	49
16	16	8	14	17	22	27	32	37	42	51
17	17	8	15	18	23	28	33	38	43	53
18	18	9	16	20	25	30	35	40	45	55
19	19	9	17	21	26	31	36	41	46	56
20	20	10	18	22	27	32	37	42	47	57
21	21	10	19	23	28	33	38	43	48	58
22	22	11	20	24	29	34	39	44	49	59
23	23	11	21	26	31	36	41	46	51	61
24	24	12	22	27	32	37	42	47	52	62
25	25	12	23	29	34	39	44	49	54	64
26	26	13	24	30	35	40	45	50	55	65
27	27	13	25	32	37	42	47	52	57	67
28	28	14	26	33	38	43	48	53	58	68
29	29	14	27	35	40	45	50	55	60	70
30	30	15	28	36	41	46	51	56	61	71
31	31	15	29	38	43	48	53	58	63	73
32	32	16	30	39	44	49	54	59	64	74
33	33	16	31	41	46	51	56	61	66	76
34	34	17	32	42	47	52	57	62	67	77
35	35	19	34	44	49	54	59	64	69	79
36	36	20	35	45	50	55	60	65	70	80
37	37	22	37	47	52	57	62	67	72	82
38	38	23	38	48	53	58	63	68	73	83
39	39	24	39	49	54	59	64	69	74	84
40	40	26	41	51	56	61	66	71	76	86
41	41	27	42	52	57	62	67	72	77	87
42	42	28	43	53	58	63	68	73	78	88
43	43	30	45	55	60	65	70	75	80	90
44	44	31	46	56	61	66	71	76	81	91
45	45	32	47	57	62	67	72	77	82	92
46	46	33	48	58	63	68	73	78	83	93
47	47	34	49	59	64	69	74	79	84	94
48	48	35	50	60	65	70	75	80	85	95
49	49	35	50	60	65	70	75	80	85	95
50	50	35	50	60	65	70	75	80	85	95
51	51	35	50	60	65	70	75	80	85	95
52	52	35	50	60	65	70	75	80	85	95
53	53	35	50	60	65	70	75	80	85	95
54	54	35	50	60	65	70	75	80	85	95
55	55	35	50	60	65	70	75	80	85	95

The preceding is a guide only. The assessor/appraiser is encouraged to complete a depreciation analysis and should edit the depreciation guide if necessary.

ADDITIONAL RESIDENTIAL STRUCTURES

Pre-Fabricated Homes: Prefab homes can vary greatly in quality and design. Low quality prefab dwellings with wood panel interior walls and drywall cathedral ceilings with batten strips should be priced from the Manufactured Home Schedule. Better quality pre-fabricated homes meet the same building code requirements as standard stick built homes. In many cases it is very difficult to see any difference in these homes when compared to a standard stick built home. These homes should be priced from the Residential Schedule.

Condominiums: (A form of ownership in which each owner owns the fee to the individual unit, and a percentage of the fee to the common areas.) Condominium units are a unique type of residential occupancy and ownership. By design these units incur additional costs not typically found in other residential properties. These additional costs include marketing, filing and development of horizontal property regime and Homeowners Association costs during construction and marketing phases.

The replacement cost of condominium units should be determined from the appropriate Residential Schedule utilizing the individual unit square footage. Appropriate adjustments should be applied in the same manner as used in typical residential properties.

Replacement costs of common areas such as, hallways, elevators, banquet and/or dining area, pools and pool enclosures should be determined from the appropriate manual section. Once the total replacement cost of all common area components has been determined it should be allocated to each individual unit utilizing the proper percentage of ownership as indicated by the horizontal property regime.

Grading of condominiums presents a unique challenge to the assessor/appraiser. Grades not only vary from one condominium complex to another but can vary within the same condominium complex. Items which can cause an individual unit to vary in grade from a similar unit within the same condominium complex are: location of unit, unit view, layout, end units vs. interior units, and unit position in a multi-story structure.

The assessor/appraiser is encouraged to closely analyze each condominium unit to determine the proper grade.

Townhouses: Also referred to as Row House, townhouses are single family dwellings constructed with attached units on each side. Typically these units share a continuous roofline and foundation. Each unit being completely self-sufficient and containing separate exterior entrances, kitchen, heating, electrical service, sewer and water. Each unit can be individually owned or the ownership may be through a condominium. Townhouses should be priced from the residential schedule.

Zero Lot Line: Zero lot line denotes a property where a single family structure is built on, or near, the property line. A zero lot line property will not adhere to the standard side lot set back zoning requirements. A duplex structure where each unit is individually owned on separate land parcels is an example of a zero lot line property. Zero lot line structures should be priced from the residential schedule.



3 GRADE
BRICK GARAGE



4 GRADE
FRAME GARAGE



5 GRADE
FRAME GARAGE



6 GRADE
FRAME GARAGE

TYPICAL GARAGE SPECIFICATIONS

3 Grade - This is a good quality garage, generally of newer construction or with a good quality residence. This garage has very similar building specification as a grade 4, but will display better quality design, materials and workmanship.

4 Grade - This is an average quality garage. The building specifications include a concrete slab floor, siding on sheathing walls on 2" x 4" studs 24" o.c., asphalt shingle roof, window(s), one entrance door, overhead door(s) and electricity.

5 Grade - This is a lower quality garage than a grade 4 and is generally found in older areas or in low quality developments. Single wall siding, 2" x 4" studs 24" o.c., roll roofing or lightweight shingles, thin concrete or asphalt floor, no or minimal electric, low quality windows and entrance door (if any), low quality overhead door or hinge door.

6 Grade - This is similar to a shed. Roll roofing, single siding, no floor, no or minimal electric, usually no windows or entrance door, low quality hinge doors or none.

See pages 7-91 thru 7-94 for detached garage pricing tables. Apply "No Concrete Floor", upper floors and interior finish adjustments as warranted.



3 GRADE
METAL POST FRAME GARAGE
(W/ FINISHED UPPER FLOOR)



3 GRADE
LOG GARAGE
(W/ SLOPED FINISHED ATTIC)



3 GRADE
METAL POST FRAME GARAGE



4 GRADE
METAL POST FRAME
HIGH BAY GARAGE



4 GRADE
METAL POST FRAME



5 GRADE
METAL POST FRAME

							Inspection (Permission to inspect) Signature: _____ Date: ____/____/____ Lister Initials: _____ Inspected _____ Refused _____ Est _____ OB Only _____ Vac Dwlg _____ Street _____ Paved _____ Gravel _____ Dirt _____ Utilities _____ City _____ Well / Septic _____ Rural _____ Exterior: _____ _____ _____ _____ _____ Siding: _____ Windows: _____ Roof: _____ Bsmt: _____ _____ _____ _____ _____ _____ Interior: _____ _____ _____ _____ _____ _____ _____ Kitchen: _____ _____ _____ Bath: _____ Heat: _____ A/C: _____	
Addn 1	Addn 2	Addn 3	Addn 4	Addn 5	Addn 6	Addn 7		
Yr Blt	Yr Blt	Yr Blt	Yr Blt	Yr Blt	Yr Blt	Yr Blt		
Condition	Condition	Condition	Condition	Condition	Condition	Condition		
Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt	Bsmt		
Attic	Attic	Attic	Attic	Attic	Attic	Attic		
____ Single Fam ____ # Fam Conv ____ # Fam Flat ____ Duplex ____ Condo ____ MFD Home		Year Blt: _____ ____ 1 Story ____ 1 1/2 Story ____ 1 3/4 Story ____ 2 Story ____ 2 1/2 Story ____ 3 Story ____ Split Foyer ____ Split Level ____ MFD (S) ____ MFD(MS)			____ Frame ____ Metal-Post Fr ____ Brk ____ Metal-Wd Fr ____ Log (C) ____ A-Frame ____ Log (P) ____ Unique ____ Berm ____ Salvage \$ ____ Earth			
Grade: _____		Condition: Ex VG G AN N BN F P VP OBS _____ %						

BASEMENT	HEAT / AC	No Heat 2nd Flr <input type="checkbox"/>	ATTIC	ROOM COUNTS				
<input type="checkbox"/> None <input type="checkbox"/> 1/4 NC <input type="checkbox"/> 1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full <input type="checkbox"/> Pier <input type="checkbox"/> Perimeter <input type="checkbox"/> Crawl <input type="checkbox"/> Slab <input type="checkbox"/> SF Dirt Flr	<input type="checkbox"/> Yes <input type="checkbox"/> No - base heat <input type="checkbox"/> FHA - Gas <input type="checkbox"/> FHA - Electric <input type="checkbox"/> Gravity <input type="checkbox"/> HW - Baseboard <input type="checkbox"/> HW - Radiant <input type="checkbox"/> HW - Floor <input type="checkbox"/> Elec - Baseboard <input type="checkbox"/> Elec - Radiant <input type="checkbox"/> Heat Pump In Flr HW Heat _____	<input type="checkbox"/> Steam <input type="checkbox"/> Solar <input type="checkbox"/> Geo-Thermal <input type="checkbox"/> # Floor / Wall <input type="checkbox"/> Pipeless <input type="checkbox"/> Handfired <input type="checkbox"/> # Space Heat CENTRAL AC <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Ductless _____ SF	<input type="checkbox"/> F/S <input type="checkbox"/> 1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full <input type="checkbox"/> Obsv	Total	Bsmt	1st	2nd	Attic
				Bedrooms _____				
FINISH DESCRIPTIONS								
Fdtn: CONC CBLK STN TILE BRK _____ Walls: VINYL WDLAP BRK STL MTL CBRD _____ Roof: AGBL AHIP AMAN MTLGBL _____ Int Fin: DRWL PAN PSTR LOG KP _____ Floor: CARP VNYL HDWD CER LAM _____								
PLUMBING			BUILT INS		GARAGES/CARPORTS			
<input type="checkbox"/> Full Bath <input type="checkbox"/> SS Bath <input type="checkbox"/> Mtl SS Bath <input type="checkbox"/> Cust Tile Full Bath <input type="checkbox"/> Cust Tile SS Bath <input type="checkbox"/> Cust Bath - 3 Fixt <input type="checkbox"/> Cust Bath - 4 Fixt <input type="checkbox"/> Cust Bath - 5 Fixt <input type="checkbox"/> Toilet Room <input type="checkbox"/> SS / Tub <input type="checkbox"/> Mtl Stall Shower <input type="checkbox"/> Cust Tile Shower			<input type="checkbox"/> Range <input type="checkbox"/> Oven <input type="checkbox"/> Double Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Security System <input type="checkbox"/> BI Vacuums <input type="checkbox"/> BI Stereo BSMT STALLS # _____ # Door Openers _____		Type _____ Year Blt _____ Const _____ W x L _____ Grade _____ Cond _____ Bsmt _____ Dirt Flr <input type="checkbox"/> # Stalls _____ Int Fin _____ Heat <input type="checkbox"/> A/C <input type="checkbox"/> Plumbing <input type="checkbox"/> Cabinetry <input type="checkbox"/> Qtrs Style Unf / Fin Qtrs Height Sloped / Full Qtrs Plumbing Yes / No			
<input type="checkbox"/> Custom Tub <input type="checkbox"/> Lav <input type="checkbox"/> Water Closet <input type="checkbox"/> Bidet <input type="checkbox"/> Sink (Extra) <input type="checkbox"/> FG Service Sink <input type="checkbox"/> Wet Bar <input type="checkbox"/> No Hot Water Tank <input type="checkbox"/> Sewer & Water Only <input type="checkbox"/> Water Only w/ Sink <input type="checkbox"/> No Plumbing <input type="checkbox"/> Hot Tub _____ Urinal _____ Sauna _____								
BSMT FINISH W/O			SQUARE FOOT		SQ FT PRICE		INCLUDE IN TLA	
Standard					L A H		<input type="checkbox"/>	
Rec Rm <input type="checkbox"/>					L A H		<input type="checkbox"/>	
Living Qtrs <input type="checkbox"/>					L A H		<input type="checkbox"/>	
Walk-out (PLF Exposed)					L A H			
FIREPLACES			Count	Height	Dbl Sided	YARD ITEM		
Freestanding						1	2	3
Prefab								
Masonry								
Extra Masonry								
Gas								
Gas-Freestanding								
Mas w/ Insert								
Electric								
						Type _____ Const _____ Qual/SF Rate L A H _____ W x L or SF _____ Year Blt _____ Condition _____ Count _____ Lump/SV _____		

LISTING INSTRUCTIONS

Land Record

“Improved Street” refers to paved street with curb, gutter, and sidewalk (if in area where sidewalks are desirable).

“Semi-Improved Street” refers to paved street without curb, gutter, and/or sidewalk.

“Unimproved Street” refers to dirt, gravel, or oil street.

“No Street” refers to a street which appears on maps only and does not exist (paper street).

Topography references (level, high, low) are always considered in relationship to the street.

Utilities refer to utilities which are available to the property.

1. Occupancy

Single Family – Check for all residences with only one family.

Family Duplex – For the purpose of this manual a duplex is a structure containing two side by side living units. Each being completely self-sufficient and containing separate entrance, kitchen, heating, electrical service, sewer and water. Duplex units are typically mirror images of each other.

Family Flat – For the purpose of this manual a flat shall be a structure built to contain more than one family. These family units can be side by side or over-under or a combination of both. Each unit should have private entrance and complete kitchen. Can also have separate heating facilities. Indicate number of flats in the space provided.

Family Conversions – For the purpose of this manual a conversion generally refers to an extra family or families added to a structure which was not designed with this in mind. A good example is a single family dwelling which has a kitchen added on the second floor to convert it to two families. This should be listed as 2 family conversion. Another example is the old superior quality of home which perhaps now accommodates five families. This would be listed as a 5 family conversion. When pricing multi-family units such as conversions, it is important to note that the appraiser/assessor is adding for “extra” units. One living unit is base, so anything above one unit should be added as a conversion adjustment. For example, a 5 unit conversion should have four “extra” units added.

In listing flats and conversions bear in mind that a house or building can be converted from its original design sufficiently to become a flat. It is assumed that a flat will have a better quality kitchen than a conversion. Typically a flat will have utilities independently metered whereas the units in a conversion can be on shared utilities.

Some variations in listing may be as follows:

- Single family plus “x” conversions
- Two family flat plus “x” conversions
- Duplex plus two family flat
- Duplex plus “x” conversions
- Three family flat

It should be noted that the addition for a flat and duplex is approximately double that of a conversion. The additional value is basically for kitchen cabinets, extra closets, extra partitions, rough plumbing, etc.

2. Foundation

Check proper box or write-in if something other.

3. Basement Area

Circle proper amount of basement. This refers only to basement under the main body of the house. Basement area under additions should be listed in sketch area with additions.

4. Exterior Walls

Circle proper description or write-in if something on blank line.

5. Roof

Circle proper description or write-in if something other. (See “roof types” for additional information.)

6. Floors

Circle proper descriptions for each floor. Do not try to find percentage of different types of flooring. (Except part earth floor in basement.)

LISTING INSTRUCTIONS (Continued)

7. Interior Finish

Circle proper descriptions. Do not try to find percentage of different types of interior finish.

8. Rooms

Write in total number of finished rooms above grade and the number of bedrooms above grade. (Do not count bathrooms, toilet rooms, pantries, breakfast nooks, etc.)

9. Basement Finish

First circle what the finished area is used for. Next enter the amount of finish. This can be in percentage or square feet. If interior finish cannot be adequately described in the provided descriptors, use "notes". Basement finish should be rated as Low (L), Average (A) or High (H) quality. Check proper box if basement is walk-out.

10. Attic Finish

Check amount of attic finish or check floor and stairs. (See "story heights" for additional details.) Exact attic square footage can be written in line notes as "OBSV".

11. Heating

First check proper box for type of heating system, next check or write-in the energy source for the system. Air conditioning is also a check under this heading.

12. Plumbing

Write in number after each line. (Do not use check marks.) One sink is considered as base and all "extra" sinks should be listed. Stall showers have fiberglass set-in, ceramic tile or equivalent in the shower. Showers with extensive tile finish should be listed as "Custom Tile" showers. All other showers (metal, block, plywood, etc.) should be listed as "MTL St. Sh. Bath".

13. Fireplaces

Write in number after each item. (Do not use check marks.) Fireplace and stack refers to a wood burning fireplace with a chimney. If one chimney has two fireplaces, it would be one fireplace and stack and one fireplace extra. Prefabricated fireplaces do not have a chimney or special foundation under the fire place (metal flue only). Gas fireplaces do not have a chimney or flue. They will have a vent through the exterior wall or roof. Artificial fireplaces are not a pricing item and should be listed for description only. Place "art" on card. If the main structure is 1 ½ or 2 story but the fireplace is in a 1 story addition, note so on the card.

14. Built-Ins

A modern kitchen should be noted if the kitchen meets modern standards and/or if the kitchen in an older home has been modernized.

Built-in features may be checked in single family dwelling but should be listed with numbers in multi-family units.

Security systems, built-in vacuums, intercom systems and built-in stereos should be listed under this heading.

15. Obsolescence

This item is to be used only if the property received some recognition for obsolescence. Generally this item is used by the review assessor/appraiser.

Garages

Garages which provide direct access to the dwelling should be listed as an attached garage. Freestanding garages should be listed and priced as detached garage. Note: Attached garages assume a perimeter foundation (except post frame garages), whereas detached garages assume a floating slab.

Deed:
Contract:
CID#:
DBA: **SAMPLE RESIDENTIAL PRICING**
MLS:

Map Area: **Sample**
Route: **000-000-000**
Tax Dist: **SAMPLE**
Plat Page:
Subdiv: **[NONE]**

Checks/Tags:
Lister/Date: **IDR, 01/01/2020**
Review/Date: **IDR, 01/01/2020**
Entry Status: **Inspected**

Urban / Residential
Legal: None

Land																
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj
FF Main	80.00	80.00	140.00	140.00	0.00			1.00	80.00	R-500	\$500.00					
Sub Total						11,200.00	0.257					\$40,000	0%	0%	0%	\$0
Grand Total						11,200.00	0.257					\$40,000				\$40,000

Street				Utilities				Zoning				Land Use				
FF Main	Improved			City				Single-family dwellings				Not Applicable				

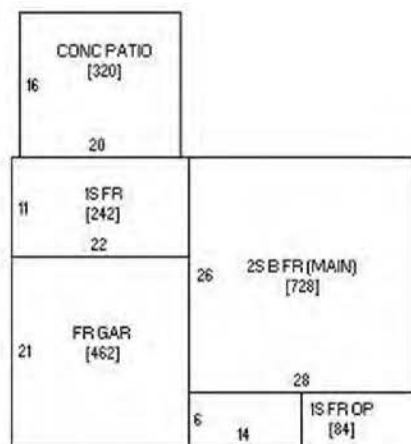
Sales				Building Permits				Values			
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R
12/04/2019	\$245,000	D0							Land	\$40,000	\$0
									LandC		\$0
									Dwlg	\$204,940	\$0
									Impr		\$0
									Total	\$244,940	\$0

Res. Structure			Finish			Plumbing			Addition			Garage		
Doc. Code	101		TB Rooms Above #	8	Bedrooms Above #	4	Full Bath	2	Additions	1 of 1		Garage	1 of 1	
Doc. Descr.	Single-Family / Owner Occupied		TB Rooms Below #	1	Bedrooms Below #	0	Shower Stall Bath		Year Btft	1968		Style	Att Fr.	
Year Btft	1968		Rec. Room (Single)	225			Toilet Room	1	EFA	51		Wx L	22' X 21'	
EFA / EBYI	51 / 1968						Lavatory		EFA Year	1968		Area SF	462	
Arch. Degr	N/A		Foundation	Conc			Water Closet		Style	1 Sty Fr.		Year Btft	1968	
Style	2 Story Frame		Exterior Walls	Vinyl			Sink		Area SF	242		EFA	51	
Area SF/TLA	728 / 1,698		Roof	Asph / Gable			Shower Stall/Tub		CondItb	Normal		EFF Year	1968	
GLA 1st2nd	970 / 728		Interior Finish	Drwl			Mtl St Sh Bath		Ply-Depr.%	20.00		Gade	Main Building	
Grade Mnt	3-5		Flooring	Carp / Vinyl			Mtl Stall Shower		Bsm t (SF)			CondItb	NML	
CondItb	NML		Non-base Heating			Fireplace			No Bathroom	No Bsm t Flr (SF)		Bsm t (SF)		
Ply-Depr.%	20%		Floor/Wall #	0	Prefab, 1 Sty	1	Wet Bar		Heat	Yes		Qts Over	None	
Baremnt	Full		Pipeless #	0			Whirlpool Bathroom		AC	Yes		Qts Over (SF)		
No Bsm t Flr	0		Hard Fied (Y/N)	No			Whirlpool Tub		Attb (SF)			Qts AC (SF)		
Heat	Yes		Space Heat #	0			No Hot Water Tank		Obsolescence			% Ply/Note/Boke	20.00-0-0	
AC	Yes		Appliances			Plumbing			Obsolescence			Door Opn/z		
Attb	None		Range Unit	Built-In Vacuums			No Plumbing		Fractional %	0%		Stair- Bsm t/Stb		
			Oven - Single	Intercom System			Sewer & Water Only		Boonm %	0%				
			Oven - Double	Bl Stereo(SpkrsOnly)			Water Only wSink		Other %	0%				
			Dishwasher	1			Hot Tub		None					
			Microwave				Bidet		None					
			Trash Compactor				Fbg's Service Sink		None					
			Jennair				Urinal		None					
			Security System				Sauna		None					
							WPool Bath wShower		None					

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Bldg / Addn	Description (RCN \$256,178)	Units	Price	Base Value	Grade Mult	Year	Phys%	Prob%	Ecos%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
	101 — Single-Family / Owner Occupied												
	2 Story Frame	728		\$151,540									
#1	Bsmt Fin - Rec. Room (Single) (Avg)	225 Tbl	\$22.25	\$5,006									
	Base Heat												
	Add Central Air	728	\$3,810.00	\$3,810									
#1	Porch: 1S Frame Open	84 SF	\$4,010.00	\$4,010									
	Deck #1: Concrete Patio-Med	320 SF	\$4.90	\$1,568									
	Veneer #1 1 Story Brick	37.0 LF	\$106.00	\$3,922									
	Plumbing	3	N/A	\$8,900									
	B.I. Appliances	1	N/A	\$850									
#1	Fireplace: Prefab. 1 Story	1	\$4,700.00	\$4,700									
	Garage: Att Frame 22' X 21'	462 SF		\$20,030	1.170	1968	20.00						
	Building Sub Total			\$201,526	1.170	1968	20.00	0	0	0	\$188,628		
Adtn	1 Story Frame	242 SF		\$17,430	1.170	1968	20.00	0	0	0	\$16,314		
	Building TOTAL Value										\$204,942	1.000	\$204,940

**Notes:**

BSMT. HAS AVERAGE QUALITY REC. ROOM WITH CARPET AND DRYWALL INTERIOR
 AVERAGE QUALITY INTERIOR FINISH. OAK CABINETS.

Deed: Map Area: **Sample** Checks/Tags:
 Contract: Route: **000-000-000** Lister/Date: **IDR, 01/01/2020**
 CID#: Tax Dist: **SAMPLE** Review/Date: **IDR, 01/01/2020**
 DBA: **SAMPLE 3 FAMILY CONVERSION PRICING** Plat Page: Entry Status: **Inspected**
 MLS: Subdiv: **[NONE]**

Urban / Residential

Legal: None

Land													
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo Econ Other \$Adj Land Total (2017-2020)
FF Main	60.00	60.00	140.00	140.00	0.00			1.00	60.00	R-250	\$250.00		
Sub Total						8,400.00	0.193					\$15,000	0% 0% 0% \$0 \$15,000
Grand Total						8,400.00	0.193					\$15,000	\$15,000

Street	Utilities	Zoning	Land Use
FF Main	Semi-Improved	City	Not Applicable

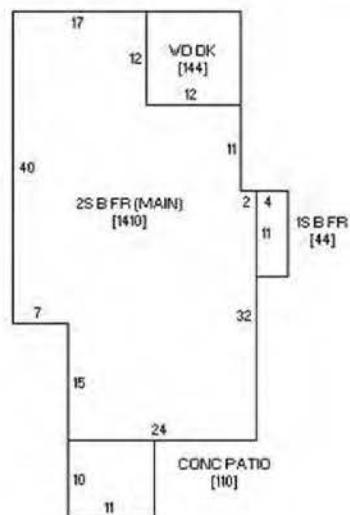
Sales				Building Permits				Values			
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R St. Equalized
									Land	\$15,000	\$0 \$0
									LandC		\$0 \$0
									Dwlg	\$82,070	\$0 \$0
									Impr		\$0 \$0
									Total	\$97,070	\$0 \$0

Res. Structure				Finish				Plumbing				Addition				Garage			
Occ. Code	106	TR Rooms Above #	12	Bedrooms Above #	6	Full Bath	2	Additions	1 of 1	Garage	No garages								
Occ. Descr.	Three-Family Conversion	TR Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath	1	Year Bld	1900	Style									
Year Bld	1900					Toilet Room		EFA	119	W x L									
EFA / EFW	119 / 1900					Lavatory		EFA Year	1900	Area @									
Arch. Degr.	N/A					Water Closet		Style	1 Sty Fr.	Year Bld									
Style	2 Story Frame	Foundatn	Stn			Sink	2	Area @	44	EFA									
Area SF/TLA	1,410 / 2,864	Exterior Walls	Vinyl			Shower Stall/Tub		Coatdth	Normal	EFF Year									
GLA 1st/2nd	1,454 / 1,410	Roof	Asph / Gable			Mtl St Sh Bath		PLY-Depr %	40.00	Grade									
Grade	4+10	Interior Floor	Plas / Panel			Mtl Stall Shower		Bsm t @	44	Coatdth									
Grade Min	1.100	Flooring	Carp / Vinyl			No Bathroom		No Bsm t Fin @		Bsm t @									
Coatdth	NML	Non-base Heating			Fireplace			Wet Bar		Heat	Yes	Qtr Over							
PLY-Depr %	40%	Flooring #	0			Whirlpool Bathroom		AC	No	Qtr Over @		Qtr Over @							
Barometric	Full	Pipeless #	0			Whirlpool Tub		Att @		Qtr AC @		Qtr AC @							
No Bsm t Fin	0	Hard Fld (Y/N)	No			No Hot Water Tank				% Ply/Robt/Bots									
Heat	Yes	Space Heat #	0			No Plumbing				Door Opn									
AC	No	Appliances				Sewer & Water Only		Obsolescence											
Att	None	Range Unit	Built-In Vacuums			Water Only w/Sink		Fractional %	20%										
		Oven - Single	Intercom System			Hot Tub		Economic %	40%										
		Oven - Double	BI Stereo (Spkrs Only)			Bidet		Other %	0%										
		Dishwasher				Fbg's Service Sink		HVAC											
		Microwave				Urinal		Layout											
		Trash Compactor				Sauna		Location											
		Jennair				W/Pool Bath w/Shower		None											
		Security System																	

PDF+PIN: 002+070000000000

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Sub / Addn	Description (RCN \$285,750)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
	106 — Three-Family Conversion												
	2 Story Frame	1,410		\$225,010									
	Multi-Family Adjustment			\$15,000									
	Base Heat												
	Deck #1: Concrete Patio-Med	110 SF	\$4.90	\$539									
	Deck #2: Wood Deck-Med	144 SF	\$21.00	\$3,024									
	Plumbing	5	N/A	\$11,800									
	Building Sub Total			\$255,373	1.100	1900	40.00	20	40	0	\$80,902		
Adtn	1 Story Frame	44 SF		\$4,400	1.100	1900	40.00	20	40	0	\$1,394		
	Basement area	44 SF											
	Building TOTAL Value										\$82,296	1.000	\$82,300

**Notes:**

THREE - TWO BEDROOM APARTMENTS.
 \$550 PER MONTH, OWNER PAYS HEAT.
 ONE FHA HEATING SYSTEM FOR ENTIRE STRUCTURE

PRICING INSTRUCTIONS

- a. Select correct occupancy of structure (single family, duplex, flat, conversion, etc.)
- b. Input age of main area.
- c. Input main area attributes:
 1. Square foot of main area. Deduct open foyers if applicable.
 2. Apply proper grade.
 3. Apply proper physical condition.
 4. Input proper basement and/or attic area if applicable.
 5. Input heating and air conditioning (HVAC) information.
- d. Input the plumbing and built-in appliances.
- e. Input basement finish, basement garage stalls and fireplace information as necessary.
- f. Input porches (including type, size, basements), decks, patios and other attached items including exterior veneers.
- g. Input age, square foot, story height, construction type, condition and basement/attic area for all additions.
- h. Input age, style, size for all garages. Add any basement areas, interior finish and upper floors/quarters.

PRICING SUPPLEMENT

1. **Occupancy:** One family is base. All additional families (duplexes, flats or conversions) are added for as listed. See "multi-family" on addition and deduction page.
2. **Foundation:** This is a descriptive item only. No adjustments necessary.
3. **Basement Area:** Full basement is base. Deduct for "no basement", "1/4 basement", "1/2 basement" or "3/4 basement" areas. Dirt floor in basement - subtract \$4.90 per square foot of area with dirt floor. Basement finish should always be valued separately.
4. **Exterior Walls:** Use proper base cost column (frame, brick, log or metal). The following walls are considered to be frame or equivalent: wood lap, shingles, aluminum siding, steel siding, vinyl siding, stucco (including EIFS), fiber cement lap siding, concrete block, and tile.

Brick veneer, brick on tile or block, and solid brick are priced as brick.

Part brick or stone and part frame - use frame "base cost" and add for linear feet of brick or stone from "wall facing" on addition and deduction page of this manual.

Stone - price as frame, add for linear feet of stone from "wall facings" on addition and deduction page.
5. **Roof:** Descriptive item only. All roof types and coverings are base.
6. **Floors:** Descriptive item only. All floors and floor coverings are base except as noted under "basement area".
7. **Interior Finish:** Plaster, drywall, and paneling are base. Basement interior finish is added separately.
8. **Rooms:** Descriptive item only.
9. **Basement Finish:** All basement finish should be listed and priced in accordance with the descriptors found in the addition and deduction page. Basement finish should only be added if it contributes to the building value.
10. **Attic Finish:** No attic is base. Add for "attic floor and stairs" or "attic finish" from "attic" schedule. Attic should have permanent access (stairs) to be priced.

PRICING SUPPLEMENT (Continued)

11. **Heating:** Forced hot air is base. Gravity is equivalent to base.

Two furnaces - No additional charge.

GEO-Thermal Heating - Add \$2.55 P.S.F. and list under heating (see additions & deductions page).

Hot water, steam, electric heating, air to air heat pumps, etc. are all base heating systems are descriptive items only.

Floor furnace, wall furnace, and pipeless furnace – apply the no heating adjustment from the “base cost” and add for type of number furnaces from addition and deduction page.

Hand fired coal furnace - Deduct from addition and deduction page.

If a floor or wall furnace exist in addition to a base heating system - No charge.

City steam - Base.

Air conditioning is added for from “base cost” line (add air conditioning price for geo-thermal heat pump systems).

If only 1 story is air conditioned on a 1½ or 2 story house, use air conditioning price from 1 story “base cost” line.

Air conditioning for additions: If total of all floor areas is under 1,200 S.F. do not add for air conditioning in additions. If floor area of main structure is 1,200 S.F. or more add for air conditioning in additions from “Additions” page. If total of main area and additions exceed 1,200 S.F. add for difference from “Additions” page.

Note: To determine floor area on a 1½ story dwelling multiply ground area x 170% if exact upper square footage is unknown, on a 1¾ story dwelling multiply ground area x 185% if exact upper square footage is unknown, on a 2 story dwelling multiply ground area x 200%. In calculating “total floor” area do not include additions for which air conditioning would not normally be added.

12. **Plumbing:** Base plumbing is as follows:

sewer and water
one kitchen sink
one hot water tank

All bathroom fixtures and other variations in plumbing should be added or subtracted from addition and deduction page. All showers marked “Mtl” should be priced as prefabricated.

“Sewer and water only” does not assume sink. “Water only” does not assume a sink.

13. **Fireplace:** No fireplace is base.

Add for fireplaces from addition and deduction page.

Artificial fireplace is descriptive only. No charge.

14. **Other Features:** No built-in features are base. Add for built-in from addition and deduction page.

Bay Windows: If less than one full story in height, no charge. If bay window is a full one story in height, price as a one story.

Overhangs: Price as addition if not tied into main area.

Breezeways: Price as porch.

Urban / Residential
Legal: None

Deed:
Contract:
CID#:
DBA: **SAMPLE SPLIT LEVEL PRICING**
MLS:

Map Area: **Sample**
Route: **000-000-000**
Tax Dist: **SAMPLE**
Plat Page:
Subdiv: **[NONE]**

Checks/Tags:
Lister/Date: **IDR, 01/01/2020**
Review/Date: **IDR, 01/01/2020**
Entry Status: **Inspected**

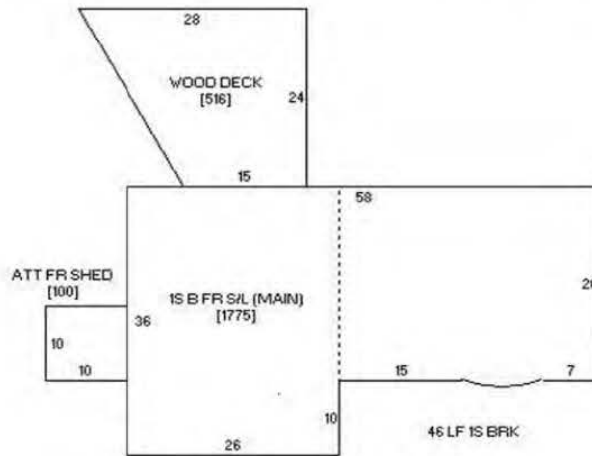
Land																
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj
FF Main	105.00	110.00	140.00	140.00	0.00			1.00	106.67	R-500	\$500.00					
Sub Total						15,050.00	0.346					\$53,333	0%	0%	0%	\$0
Grand Total						15,050.00	0.346					\$53,333				\$53,330

Street			Utilities			Zoning			Land Use		
FF Main	Improved		City			Single-family dwellings			Not Applicable		

Sales				Building Permits				Values			
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R
									Land	\$53,330	\$0
									LandC		\$0
									Dwlg	\$219,840	\$0
									Impr		\$0
									Total	\$273,170	\$0

Res. Structure				Finish				Plumbing				Addition				Garage			
Occ. Code	101	Tot Rooms Above #	6	Bedrooms Above #	3	Full Bath	2	Additions	No Additions	Gauge	No garages								
Occ. Descr.	Single-Family / Owner Occupied	Tot Rooms Below #	2	Bedrooms Below #	1	Shower Stall Bath	1	Year Bldt		Styk									
Year Bldt	1978	Living Ctrs. (Ht ft)	850		\$27.75	Toilet Room		EFA		WUX L									
EFA / EBYr	41 / 1978					Lavatory		EFA Year		Area @ ft									
Arch. Degr	N/A	Foundation	Conc			Water Closet		Styk		Year Bldt									
Styk	Split Level Frame	Exterior Wall	Vinyl			Sink		Area @ ft		EFA									
Area SF / TLA	1,775 / 1,775	Roof	Asph / Gable			Shower Stall/Tub		Cooldbs		EFA Year									
GLA Intd	1,775 / 0	Interior Finish	Drwd			Mtl St Sh Bath		Ply-Depr.%		Grade									
Grade	3+10	Flooring	Carp / Vinyl / Hdwd			Mtl Stall Shower		Bsm t (SF)		Cooldbs									
Grade Bldt	1.350	Non-base Heating				No Bathroom		No Bsm t Pln(SF)		Bsm t (SF)									
Cooldbs	NML	Fireplace				Wet Bar		Heat		Qtrs Over									
Ply-Depr.%	16%	Flood/Hall #	0	Prefab, 1 Sty	1	Whirlpool Bathroom		AC		Qtrs Over (SF)									
Bsm t	Full	Pipes #	0			Whirlpool Tub		Attb (SF)		Qtrs AC (SF)									
No Bsm t	0	Hard Fied (Y/N)	No			No Hot Water Tank				% Ply/Robt/Bob									
Heat	Yes	Space Heat #	0			No Plumbing				Door Opns									
AC	Yes					Sewer & Water Only				Obsolescence									
Attb	None					Water Only w/Sink		Fractional %	0%	Stair-Bsm t/Std	2 / -								
						Hot Tub		Boomb %	20%										
						Bidet		Other %	0%										
						Fbgs Service Sink		Location											
						Urinal		None											
						Sauna		None											
						WPool Bath w/Shower		None											

Bldg / Addn	Description (RCN \$327,146)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fcos%	Ecos%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
	101 — Single-Family / Owner Occupied												
	Split Level Frame	1,775		\$174,350									
#1	Bsmt Fin - Living Qtrs. (Multi) (Avg)	850 Tbl	\$27.75	\$23,588									
	Base Heat												
	Add Central Air	1,775	\$4,330.00	\$4,330									
	Deck #1: Wood Deck-Med	516 SF	\$21.00	\$10,836									
	Veneer #1 1 Story Brick	46.0 LF	\$108.00	\$4,876									
	Plumbing	3	N/A	\$10,200									
	B.I. Appliances	1	N/A	\$850									
#1	Fireplace: Prefab, 1 Story	1	\$4,700.00	\$4,700									
	Basement Stall	1	\$4,500.00	\$4,500									
	Basement Stall (others)	1	\$1,500.00	\$1,500									
	Building Sub Total			\$242,330	1.350	1978	16.00	0	20	0	\$219,842		
BEx	ATT FR SHED	100 SF	\$26.00	\$2,600	1.350		16.00	0	20	0	2358.00		
	Building TOTAL Value										\$219,842	1.000	\$219,840

**Notes:**

BSMT FINISH CONSIST OF REC ROOM, BEDROOM AND BATHROOM WITH CARPET AND DRYWALL INTERIOR.

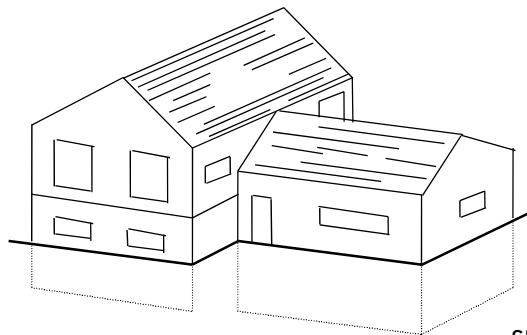
SPLIT LEVEL AND SPLIT FOYER DWELLINGS

In listing split level dwellings, the assessor/appraiser must “envision” the structure as having a single roof-line. This is done by mentally “sinking” the higher portion until the roof line is straight. The result is usually one story and basement dwelling. Because of the added cost of building a split level the assessor/appraiser should add 5% to 15% to his normal grade, depending on the complexity of the structure.

Listing a split foyer is merely sinking the entire building so that the half submerged section is fully submerged and therefore becomes a basement. (Field price basement finish.) It is often necessary to add 5% to 15% to the normal grade.

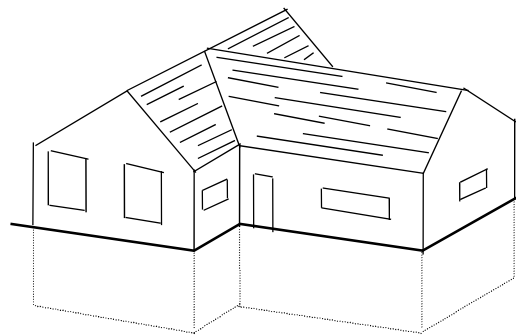
Following are several demonstrations of the “actual structure” with accompanying demonstrations of how it should be “envisioned” by the assessor/appraiser.

Note: If the lower level is 100% above grade, the basement finish should be included in the dwelling total living area (TLA).



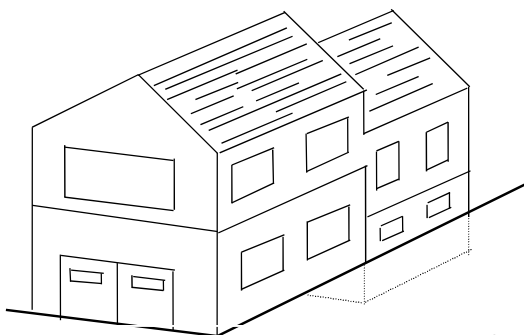
ACTUAL STRUCTURE

SPLIT LEVEL



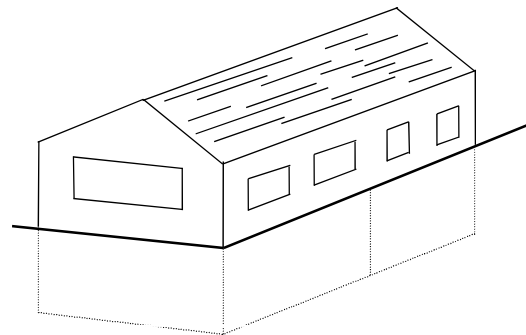
ENVISIONED STRUCTURE

List as a one story and basement dwelling. (Field price basement finish.)



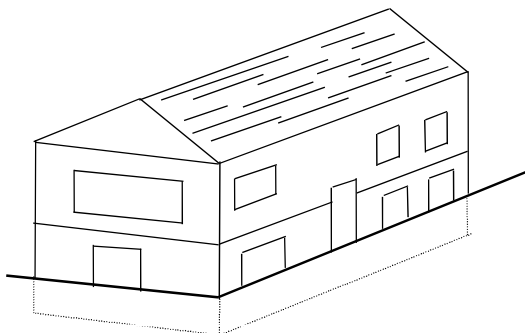
ACTUAL STRUCTURE

SPLIT LEVEL



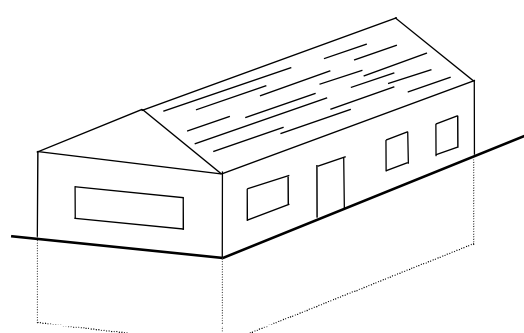
ENVISIONED STRUCTURE

List as a one story and basement dwelling. (2 car basement garage.) (Field price basement finish.)



ACTUAL STRUCTURE

SPLIT FOYER



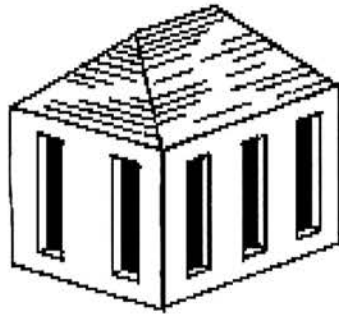
ENVISIONED STRUCTURE

List as a one story and basement dwelling. (Field price basement finish.)

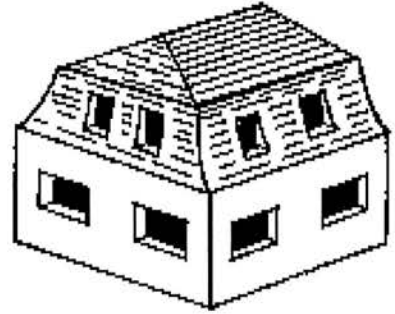
ROOF TYPES



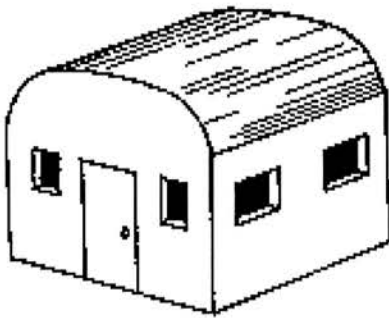
GABLE



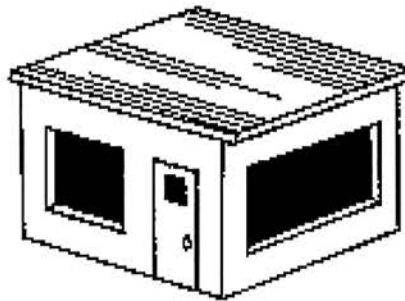
HIP



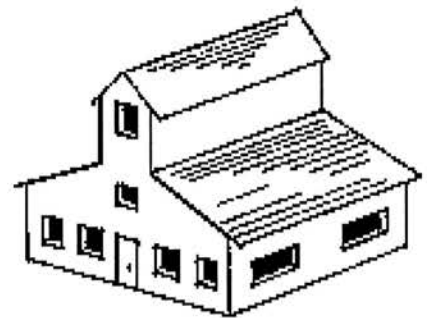
MANSARD



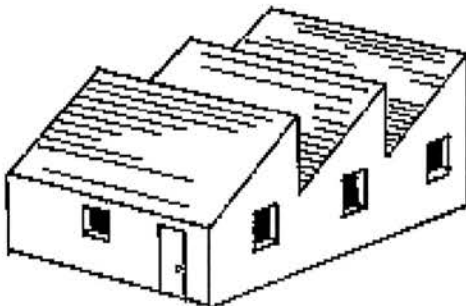
ARCHED



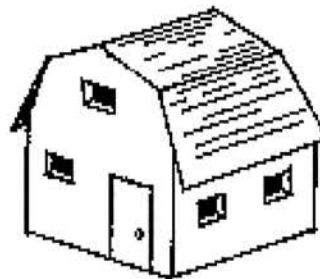
FLAT



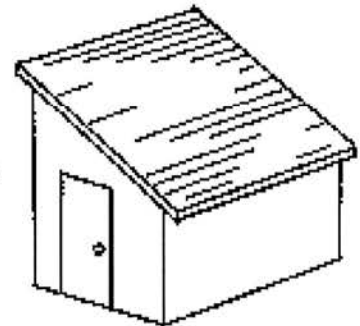
MONITOR



SAWTOOTH



GAMBREL



SHED

STORY HEIGHT

Story height listing must conform to the schedule make-up. Therefore, it is necessary for the assessor/appraiser to know the percent of finish represented by each story height designation. Each percentage is in relationship to ground area of the main body of the home.

<u>Percent of Finish</u>	<u>Listing Designation</u>
Floor & stairs only	Unfinished attic
20% to 29%	1/4 attic
30% to 39%	1/2 attic
40% to 49%	3/4 attic
50% to 59%	Full attic
60% to 79%	1/2 story
80% to 90%	3/4 story

Example: Main body of the home is 24' x 34' or 816 S.F. On the second level there is 370 S.F. (45%) of finished area. This should be listed as one story plus three quarter finished attic. If there were 570 S.F. (70%) of finished area on the second level, it would be listed as one and a half stories high.

Good judgment must be used in determining the amount of finish chargeable on the upper level. Do not consider any area not having 5' 0" of height on the side wall as finished (even if the slope is finished to where it meets the floor). Room layout will be an influencing factor in designating the amount of finish. If you have 39.5% of the second level finished, there may be a question whether to indicate half attic or three quarter attic. If this is all one dormitory type room definitely drop to half attic, however, if it is two bedrooms and a bath you should place the three quarter attic finish on your listing card.

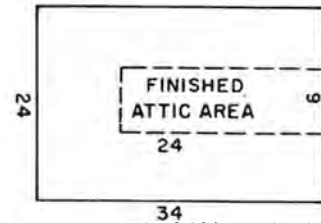
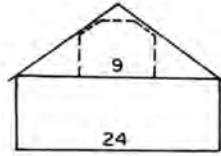
The second floor or attic should have a height of 5' 0" before it is to be considered living area. The "1 1/2 story or 1 3/4 story" example on the following page may require the assessor/appraiser to measure the wall height at the point where the ceiling slope begins and a second measurement as to how far from the exterior wall before the slope reaches 5' in height. For example – if the sidewall height is 3' 6" and the roof slope is a 6/12 pitch it would be necessary to come in 3' from each sidewall to achieve 5' in height. Effectively the 2nd floor area would be 18' (24' – 3' – 3') x 34' = 612 S.F. The main body of the dwelling is 816, so the 2nd floor percent of finish is 75% (612 S.F. / 816 S.F.) This dwelling should be listed as a 1 1/2 story. However, if the roof slope is 12/12 pitch then it would only be necessary to come in 1 1/2' from each sidewall. In this case the 2nd floor area would be 21' (24' – 1 1/2' – 1 1/2') x 34' = 714 S.F., or a percent of finish of 88% and should be listed as a 1 3/4 story.

Many structures with gambrel roofs will fall into the 1 3/4 story listing.

Always remember, you are relating to replacement cost and the greater percentage of finish you designate, the more money your schedule is going to give you.

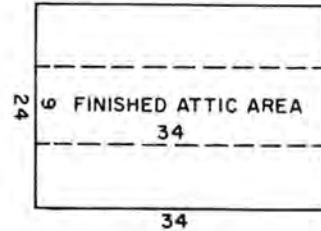
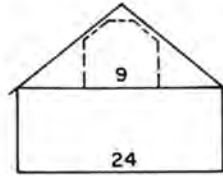
On the following page are demonstrations of various amounts of finished upper floors and how they should be listed.

1S + 1/4 FINISHED ATTIC



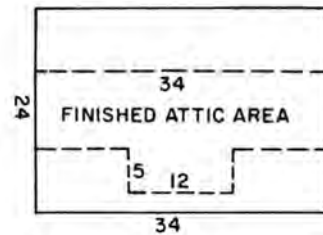
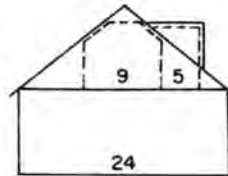
Main Body = 816 S.F. - Finished Attic Area = 216 S.F. - Approximately 26% Finished

1S + 1/2 FINISHED ATTIC



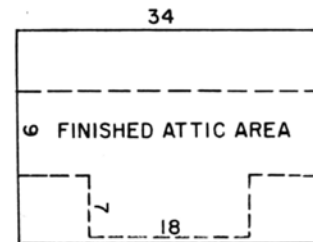
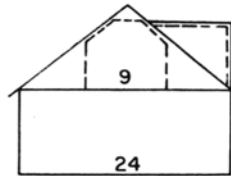
Main Body = 816 S.F. - Finished Attic Area = 306 S.F. - Approximately 37% Finished

1S + 3/4 FINISHED ATTIC



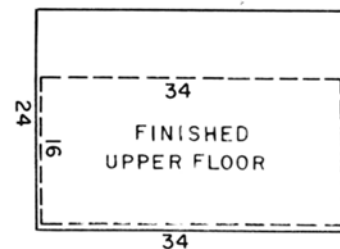
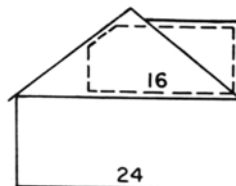
Main Body = 816 S.F. - Finished Attic Area = 366 S.F. - Approximately 45% Finished

1S + FULL FINISHED ATTIC



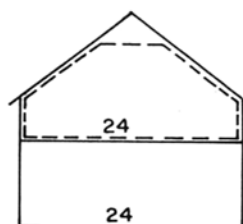
Main Body = 816 S.F. - Finished Attic Area = 432 S.F. - Approximately 53% Finished

1 1/2 STORY
(By use of dormers)



Main Body = 816 S.F. - Finished Attic Area = 544 S.F. - Approximately 67% Finished

1 1/2 STORY OR 1 3/4 STORY
(Conventional)



1 STORY + BASEMENT

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
300	\$65,670	\$71,940	\$75,730	\$9,190	\$3,530	\$1,970	\$410	\$2,710	\$3,200
325	68,030	74,520	78,450	9,620	3,710	2,090	460	2,900	3,200
350	70,390	77,100	81,170	10,050	3,890	2,210	510	3,090	3,200
375	72,750	79,680	83,890	10,480	4,070	2,330	560	3,280	3,200
400	75,090	82,260	86,590	10,890	4,250	2,430	600	3,460	3,200
425	77,390	84,780	89,250	11,310	4,450	2,550	640	3,630	3,200
450	79,690	87,300	91,910	11,730	4,650	2,670	680	3,800	3,200
475	81,990	89,820	94,570	12,150	4,850	2,790	720	3,970	3,200
500	84,270	92,330	97,210	12,580	5,050	2,910	770	4,150	3,200
525	86,240	94,480	99,470	12,970	5,240	3,030	810	4,270	3,200
550	88,210	96,630	101,730	13,360	5,430	3,150	850	4,390	3,200
575	90,180	98,780	103,990	13,750	5,620	3,270	890	4,510	3,200
600	92,140	100,920	106,230	14,130	5,820	3,380	940	4,640	3,200
625	94,160	103,120	108,540	14,520	6,020	3,510	990	4,740	3,200
650	96,180	105,320	110,850	14,910	6,220	3,640	1,040	4,840	3,200
675	98,200	107,520	113,160	15,300	6,420	3,770	1,090	4,940	3,200
700	100,220	109,720	115,460	15,680	6,620	3,880	1,140	5,030	3,200
725	102,160	111,840	117,690	16,080	6,840	4,020	1,190	5,100	3,200
750	104,100	113,960	119,920	16,480	7,060	4,160	1,240	5,170	3,200
775	106,040	116,080	122,150	16,880	7,280	4,300	1,290	5,240	3,200
800	107,970	118,180	124,360	17,260	7,480	4,420	1,350	5,300	3,200
825	109,750	120,110	126,390	17,630	7,690	4,550	1,410	5,340	3,200
850	111,530	122,040	128,420	18,000	7,900	4,680	1,470	5,380	3,200
875	113,310	123,970	130,450	18,370	8,110	4,810	1,530	5,420	3,200
900	115,070	125,910	132,460	18,730	8,320	4,950	1,580	5,470	3,200
925	116,810	127,810	134,450	19,110	8,540	5,090	1,640	5,480	3,200
950	118,550	129,710	136,440	19,490	8,760	5,230	1,700	5,490	3,200
975	120,290	131,610	138,430	19,870	8,980	5,370	1,760	5,500	3,200
1,000	122,020	133,500	140,430	20,240	9,210	5,520	1,820	5,520	3,200
1,025	123,790	135,410	142,420	20,590	9,430	5,660	1,880	5,600	3,200
1,050	125,560	137,320	144,410	20,940	9,650	5,800	1,940	5,680	3,200
1,075	127,330	139,230	146,400	21,290	9,870	5,940	2,000	5,760	3,200
1,100	129,110	141,120	148,380	21,620	10,080	6,070	2,070	5,820	3,200
1,125	130,860	143,000	150,340	21,980	10,310	6,220	2,140	5,890	3,200
1,150	132,610	144,880	152,300	22,340	10,540	6,370	2,210	5,960	3,200
1,175	134,360	146,760	154,260	22,700	10,770	6,520	2,280	6,030	3,200
1,200	136,100	148,650	156,230	23,060	11,000	6,670	2,330	6,080	3,200
1,225	137,820	150,500	158,160	23,410	11,240	6,820	2,400	6,130	3,260
1,250	139,540	152,350	160,090	23,760	11,480	6,970	2,470	6,180	3,320
1,275	141,260	154,200	162,020	24,110	11,720	7,120	2,540	6,230	3,380

1 STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
1,300	\$142,960	\$156,050	\$163,960	\$24,450	\$11,940	\$7,280	\$2,610	\$6,290	\$3,420
1,325	144,660	157,880	165,870	24,820	12,190	7,440	2,690	6,330	3,470
1,350	146,360	159,710	167,780	25,190	12,440	7,600	2,770	6,370	3,520
1,375	148,060	161,540	169,690	25,560	12,690	7,760	2,850	6,410	3,570
1,400	149,740	163,360	171,590	25,920	12,940	7,930	2,910	6,460	3,620
1,425	151,380	165,140	173,450	26,270	13,190	8,100	2,990	6,490	3,670
1,450	153,020	166,920	175,310	26,620	13,440	8,270	3,070	6,520	3,720
1,475	154,660	168,700	177,170	26,970	13,690	8,440	3,150	6,550	3,770
1,500	156,290	170,460	179,010	27,330	13,950	8,590	3,230	6,590	3,820
1,525	158,020	172,320	180,950	27,680	14,210	8,760	3,310	6,670	3,870
1,550	159,750	174,180	182,890	28,030	14,470	8,930	3,390	6,750	3,920
1,575	161,480	176,040	184,830	28,380	14,730	9,100	3,470	6,830	3,970
1,600	163,200	177,900	186,780	28,740	15,000	9,280	3,560	6,900	4,010
1,625	164,740	179,530	188,460	29,060	15,250	9,440	3,640	6,980	4,050
1,650	166,280	181,160	190,140	29,380	15,500	9,600	3,720	7,060	4,090
1,675	167,820	182,790	191,820	29,700	15,750	9,760	3,800	7,140	4,130
1,700	169,340	184,400	193,500	30,030	15,990	9,930	3,880	7,200	4,180
1,725	171,010	186,200	195,380	30,390	16,270	10,120	3,970	7,270	4,230
1,750	172,680	188,000	197,260	30,750	16,550	10,310	4,060	7,340	4,280
1,775	174,350	189,800	199,140	31,110	16,830	10,500	4,150	7,410	4,330
1,800	176,010	191,610	201,030	31,450	17,110	10,680	4,240	7,480	4,360
1,825	177,690	193,430	202,930	31,810	17,400	10,870	4,330	7,550	4,400
1,850	179,370	195,250	204,830	32,170	17,690	11,060	4,420	7,620	4,440
1,875	181,050	197,070	206,730	32,530	17,980	11,250	4,510	7,690	4,480
1,900	182,740	198,880	208,630	32,870	18,270	11,440	4,610	7,750	4,500
1,925	184,240	200,470	210,270	33,200	18,550	11,620	4,700	7,810	4,530
1,950	185,740	202,060	211,910	33,530	18,830	11,800	4,790	7,870	4,560
1,975	187,240	203,650	213,550	33,860	19,110	11,980	4,880	7,930	4,590
2,000	188,730	205,220	215,190	34,190	19,370	12,170	4,980	8,000	4,630
2,050	191,970	208,680	218,790	34,850	19,770	12,430	5,100	8,130	4,700
2,100	195,200	212,140	222,380	35,510	20,170	12,690	5,210	8,250	4,760
2,150	198,430	215,600	225,970	36,180	20,580	12,950	5,320	8,370	4,820
2,200	201,660	219,050	229,550	36,850	20,990	13,210	5,430	8,490	4,870
2,250	204,510	222,040	232,620	37,460	21,360	13,450	5,540	8,610	4,920
2,300	207,360	225,020	235,690	38,070	21,720	13,680	5,640	8,720	4,970
2,350	210,200	228,000	238,750	38,680	22,090	13,910	5,740	8,830	5,020

1 STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
2,400	\$213,040	\$230,970	\$241,800	\$39,280	\$22,450	\$14,140	\$5,840	\$8,930	\$5,060
2,450	216,200	234,350	245,320	39,960	22,880	14,420	5,960	9,030	5,140
2,500	219,350	237,730	248,830	40,640	23,300	14,690	6,080	9,130	5,210
2,550	222,610	241,210	252,450	41,320	23,730	14,970	6,200	9,240	5,280
2,600	225,870	244,690	256,060	41,990	24,160	15,240	6,320	9,350	5,340
2,650	228,800	247,750	259,210	42,610	24,540	15,490	6,430	9,460	5,410
2,700	231,720	250,810	262,350	43,230	24,920	15,730	6,540	9,560	5,470
2,750	234,640	253,870	265,480	43,850	25,310	15,980	6,650	9,670	5,540
2,800	237,550	256,920	268,610	44,470	25,690	16,220	6,760	9,770	5,600
2,850	240,210	259,670	271,420	45,020	26,030	16,440	6,860	9,870	5,660
2,900	242,870	262,420	274,220	45,570	26,370	16,660	6,960	9,960	5,720
2,950	245,910	265,640	277,550	46,210	26,780	16,930	7,080	10,050	5,780
3,000	248,950	268,850	280,870	46,840	27,190	17,190	7,190	10,140	5,840
3,050	252,100	272,180	284,310	47,520	27,630	17,470	7,320	10,260	5,890
3,100	255,250	275,510	287,750	48,200	28,060	17,750	7,440	10,380	5,940
3,150	258,400	278,840	291,190	48,840	28,480	18,020	7,560	10,500	6,000
3,200	261,550	282,160	294,620	49,470	28,900	18,290	7,680	10,610	6,050
3,250	264,300	285,010	297,520	50,030	29,260	18,520	7,790	10,730	6,100
3,300	267,050	287,850	300,410	50,580	29,620	18,750	7,890	10,840	6,150
3,350	270,200	291,170	303,840	51,230	30,050	19,030	8,020	10,950	6,200
3,400	273,340	294,490	307,270	51,870	30,470	19,310	8,140	11,060	6,240
3,450	276,430	297,760	310,650	52,510	30,910	19,590	8,270	11,170	6,290
3,500	279,510	301,020	314,020	53,140	31,340	19,860	8,390	11,270	6,330
3,550	282,570	304,260	317,370	53,790	31,780	20,150	8,520	11,350	6,370
3,600	285,630	307,500	320,720	54,430	32,210	20,430	8,650	11,430	6,410
3,650	288,350	310,310	323,580	55,000	32,590	20,670	8,760	11,510	6,470
3,700	291,070	313,120	326,440	55,560	32,960	20,910	8,870	11,590	6,520
3,750	294,120	316,350	329,780	56,210	33,410	21,200	9,000	11,660	6,580
3,800	297,170	319,580	333,120	56,860	33,850	21,490	9,130	11,730	6,630
3,850	299,880	322,380	335,970	57,430	34,230	21,740	9,250	11,800	6,690
3,900	302,580	325,170	338,810	57,990	34,610	21,990	9,360	11,870	6,740
3,950	305,620	328,390	342,140	58,640	35,070	22,280	9,490	11,940	6,790
4,000	308,660	331,610	345,470	59,280	35,520	22,570	9,620	12,000	6,840
Over (Per S.F.)	77.17	82.90	86.37	14.82	8.88	5.64	2.41	3.00	1.71

1 ½ STORY + BASEMENT

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
300	\$85,140	\$94,380	\$99,950	\$9,190	\$3,530	\$1,970	\$410	\$3,060	\$3,200
325	88,300	97,870	103,640	9,620	3,710	2,090	460	3,280	3,200
350	91,460	101,360	107,330	10,050	3,890	2,210	510	3,500	3,200
375	94,620	104,850	111,020	10,480	4,070	2,330	560	3,720	3,200
400	97,790	108,340	114,710	10,890	4,250	2,430	600	3,940	3,200
425	100,900	111,780	118,350	11,310	4,450	2,550	640	4,140	3,200
450	104,010	115,220	121,990	11,730	4,650	2,670	680	4,340	3,200
475	107,120	118,660	125,630	12,150	4,850	2,790	720	4,540	3,200
500	110,210	122,090	129,260	12,580	5,050	2,910	770	4,740	3,200
525	112,900	125,040	132,370	12,970	5,240	3,030	810	4,890	3,200
550	115,590	127,990	135,480	13,360	5,430	3,150	850	5,040	3,200
575	118,280	130,940	138,590	13,750	5,620	3,270	890	5,190	3,200
600	120,970	133,900	141,700	14,130	5,820	3,380	940	5,350	3,200
625	123,710	136,910	144,870	14,520	6,020	3,510	990	5,480	3,200
650	126,450	139,920	148,040	14,910	6,220	3,640	1,040	5,610	3,200
675	129,190	142,930	151,210	15,300	6,420	3,770	1,090	5,740	3,200
700	131,930	145,920	154,360	15,680	6,620	3,880	1,140	5,850	3,200
725	134,550	148,800	157,400	16,080	6,840	4,020	1,190	5,950	3,310
750	137,170	151,680	160,440	16,480	7,060	4,160	1,240	6,050	3,420
775	139,790	154,560	163,480	16,880	7,280	4,300	1,290	6,150	3,530
800	142,400	157,450	166,520	17,260	7,480	4,420	1,350	6,230	3,630
825	144,820	160,100	169,310	17,630	7,690	4,550	1,410	6,300	3,730
850	147,240	162,750	172,100	18,000	7,900	4,680	1,470	6,370	3,830
875	149,660	165,400	174,890	18,370	8,110	4,810	1,530	6,440	3,930
900	152,060	168,030	177,660	18,730	8,320	4,950	1,580	6,510	4,040
925	154,440	170,640	180,410	19,110	8,540	5,090	1,640	6,550	4,140
950	156,820	173,250	183,160	19,490	8,760	5,230	1,700	6,590	4,240
975	159,200	175,860	185,910	19,870	8,980	5,370	1,760	6,630	4,340
1,000	161,570	178,460	188,650	20,240	9,210	5,520	1,820	6,670	4,450
1,025	163,970	181,060	191,370	20,590	9,430	5,660	1,880	6,770	4,550
1,050	166,370	183,660	194,090	20,940	9,650	5,800	1,940	6,870	4,650
1,075	168,770	186,260	196,810	21,290	9,870	5,940	2,000	6,970	4,750
1,100	171,180	188,870	199,540	21,620	10,080	6,070	2,070	7,080	4,840
1,125	173,540	191,430	202,220	21,980	10,310	6,220	2,140	7,170	4,940
1,150	175,900	193,990	204,900	22,340	10,540	6,370	2,210	7,260	5,040
1,175	178,260	196,550	207,580	22,700	10,770	6,520	2,280	7,350	5,140

1 ½ STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
1,200	\$180,620	\$199,100	\$210,250	\$23,060	\$11,000	\$6,670	\$2,330	\$7,440	\$5,220
1,225	182,950	201,630	212,900	23,410	11,240	6,820	2,400	7,520	5,290
1,250	185,280	204,160	215,550	23,760	11,480	6,970	2,470	7,600	5,360
1,275	187,610	206,690	218,200	24,110	11,720	7,120	2,540	7,680	5,430
1,300	189,930	209,200	220,830	24,450	11,940	7,280	2,610	7,750	5,500
1,325	192,220	211,690	223,430	24,820	12,190	7,440	2,690	7,820	5,570
1,350	194,510	214,180	226,030	25,190	12,440	7,600	2,770	7,890	5,640
1,375	196,800	216,670	228,630	25,560	12,690	7,760	2,850	7,960	5,710
1,400	199,080	219,140	231,240	25,920	12,940	7,930	2,910	8,020	5,760
1,425	201,290	221,550	233,770	26,270	13,190	8,100	2,990	8,080	5,820
1,450	203,500	223,960	236,300	26,620	13,440	8,270	3,070	8,140	5,880
1,475	205,710	226,370	238,830	26,970	13,690	8,440	3,150	8,200	5,940
1,500	207,930	228,780	241,360	27,330	13,950	8,590	3,230	8,240	6,000
1,525	210,250	231,300	244,000	27,680	14,210	8,760	3,310	8,350	6,050
1,550	212,570	233,820	246,640	28,030	14,470	8,930	3,390	8,460	6,100
1,575	214,890	236,340	249,280	28,380	14,730	9,100	3,470	8,570	6,150
1,600	217,220	238,860	251,910	28,740	15,000	9,280	3,560	8,660	6,210
1,625	219,280	241,050	254,190	29,060	15,250	9,440	3,640	8,760	6,260
1,650	221,340	243,240	256,470	29,380	15,500	9,600	3,720	8,860	6,310
1,675	223,400	245,430	258,750	29,700	15,750	9,760	3,800	8,960	6,360
1,700	225,470	247,630	261,010	30,030	15,990	9,930	3,880	9,060	6,400
1,725	227,700	250,060	263,550	30,390	16,270	10,120	3,970	9,160	6,440
1,750	229,930	252,490	266,090	30,750	16,550	10,310	4,060	9,260	6,480
1,775	232,160	254,920	268,630	31,110	16,830	10,500	4,150	9,360	6,520
1,800	234,370	257,330	271,180	31,450	17,110	10,680	4,240	9,450	6,560
1,825	236,630	259,790	273,760	31,810	17,400	10,870	4,330	9,540	6,630
1,850	238,890	262,250	276,340	32,170	17,690	11,060	4,420	9,630	6,700
1,875	241,150	264,710	278,920	32,530	17,980	11,250	4,510	9,720	6,770
1,900	243,400	267,150	281,480	32,870	18,270	11,440	4,610	9,820	6,850
1,925	245,400	269,290	283,700	33,200	18,550	11,620	4,700	9,910	6,920
1,950	247,400	271,430	285,920	33,530	18,830	11,800	4,790	10,000	6,990
1,975	249,400	273,570	288,140	33,860	19,110	11,980	4,880	10,090	7,060
2,000	251,410	275,690	290,340	34,190	19,370	12,170	4,980	10,180	7,130
2,050	255,800	280,410	295,260	34,850	19,770	12,430	5,100	10,360	7,270
2,100	260,180	285,120	300,170	35,510	20,170	12,690	5,210	10,540	7,410
2,150	264,560	289,830	305,080	36,180	20,580	12,950	5,320	10,720	7,550

1 ½ STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
2,200	\$268,940	\$294,540	\$309,990	\$36,850	\$20,990	\$13,210	\$5,430	\$10,900	\$7,680
2,250	272,820	298,610	314,180	37,460	21,360	13,450	5,540	11,070	7,810
2,300	276,690	302,680	318,370	38,070	21,720	13,680	5,640	11,240	7,930
2,350	280,550	306,740	322,550	38,680	22,090	13,910	5,740	11,410	8,060
2,400	284,410	310,800	326,730	39,280	22,450	14,140	5,840	11,570	8,180
2,450	288,680	315,400	331,530	39,960	22,880	14,420	5,960	11,730	8,300
2,500	292,950	320,000	336,330	40,640	23,300	14,690	6,080	11,880	8,420
2,550	297,390	324,770	341,290	41,320	23,730	14,970	6,200	12,040	8,540
2,600	301,820	329,530	346,250	41,990	24,160	15,240	6,320	12,200	8,650
2,650	305,830	333,730	350,570	42,610	24,540	15,490	6,430	12,360	8,760
2,700	309,830	337,930	354,890	43,230	24,920	15,730	6,540	12,520	8,870
2,750	313,820	342,130	359,210	43,850	25,310	15,980	6,650	12,670	8,980
2,800	317,810	346,320	363,520	44,470	25,690	16,220	6,760	12,820	9,080
2,850	321,470	350,110	367,390	45,020	26,030	16,440	6,860	12,960	9,180
2,900	325,120	353,890	371,250	45,570	26,370	16,660	6,960	13,100	9,280
2,950	329,290	358,320	375,840	46,210	26,780	16,930	7,080	13,240	9,380
3,000	333,450	362,740	380,420	46,840	27,190	17,190	7,190	13,380	9,470
3,050	337,740	367,300	385,140	47,520	27,630	17,470	7,320	13,560	9,630
3,100	342,030	371,850	389,850	48,200	28,060	17,750	7,440	13,740	9,790
3,150	346,350	376,440	394,600	48,840	28,480	18,020	7,560	13,920	9,950
3,200	350,670	381,020	399,340	49,470	28,900	18,290	7,680	14,100	10,110
3,250	354,470	384,950	403,350	50,030	29,260	18,520	7,790	14,280	10,270
3,300	358,270	388,880	407,360	50,580	29,620	18,750	7,890	14,450	10,420
3,350	362,590	393,460	412,100	51,230	30,050	19,030	8,020	14,620	10,580
3,400	366,900	398,040	416,830	51,870	30,470	19,310	8,140	14,790	10,740
3,450	371,130	402,530	421,480	52,510	30,910	19,590	8,270	14,960	10,900
3,500	375,350	407,020	426,130	53,140	31,340	19,860	8,390	15,130	11,050
3,550	379,550	411,480	430,750	53,790	31,780	20,150	8,520	15,270	11,210
3,600	383,740	415,940	435,370	54,430	32,210	20,430	8,650	15,400	11,370
3,650	387,500	419,830	439,340	55,000	32,590	20,670	8,760	15,540	11,480
3,700	391,250	423,710	443,300	55,560	32,960	20,910	8,870	15,670	11,580
3,750	395,440	428,160	447,910	56,210	33,410	21,200	9,000	15,800	11,680
3,800	399,630	432,610	452,520	56,860	33,850	21,490	9,130	15,920	11,780
3,850	403,370	436,490	456,470	57,430	34,230	21,740	9,250	16,050	11,880
3,900	407,100	440,360	460,420	57,990	34,610	21,990	9,360	16,170	11,980
3,950	411,280	444,800	465,020	58,640	35,070	22,280	9,490	16,290	12,080
4,000	415,450	449,230	469,610	59,280	35,520	22,570	9,620	16,410	12,170
Over (Per S.F.)	103.86	112.31	117.40	14.82	8.88	5.64	2.41	4.10	3.04

1 3/4 STORY + BASEMENT

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
300	\$90,195	\$100,915	\$107,380	\$9,190	\$3,530	\$1,970	\$410	\$3,120	\$3,200
325	93,580	104,680	111,375	9,620	3,710	2,090	460	3,345	3,200
350	96,965	108,445	115,370	10,050	3,890	2,210	510	3,570	3,200
375	100,350	112,210	119,365	10,480	4,070	2,330	560	3,795	3,200
400	103,730	115,975	123,365	10,890	4,250	2,430	600	4,020	3,200
425	107,060	119,690	127,310	11,310	4,450	2,550	640	4,225	3,200
450	110,390	123,405	131,255	11,730	4,650	2,670	680	4,430	3,200
475	113,720	127,120	135,200	12,150	4,850	2,790	720	4,635	3,200
500	117,045	130,825	139,140	12,580	5,050	2,910	770	4,840	3,200
525	119,925	134,010	142,510	12,970	5,240	3,030	810	4,995	3,200
550	122,805	137,195	145,880	13,360	5,430	3,150	850	5,150	3,200
575	125,685	140,380	149,250	13,750	5,620	3,270	890	5,305	3,200
600	128,565	143,570	152,620	14,130	5,820	3,380	940	5,465	3,200
625	131,495	146,810	156,045	14,520	6,020	3,510	990	5,600	3,260
650	134,425	150,050	159,470	14,910	6,220	3,640	1,040	5,735	3,320
675	137,355	153,290	162,895	15,300	6,420	3,770	1,090	5,870	3,380
700	140,290	156,520	166,310	15,680	6,620	3,880	1,140	5,985	3,445
725	143,095	159,630	169,605	16,080	6,840	4,020	1,190	6,090	3,560
750	145,900	162,740	172,900	16,480	7,060	4,160	1,240	6,195	3,675
775	148,705	165,850	176,195	16,880	7,280	4,300	1,290	6,300	3,790
800	151,500	168,960	179,485	17,260	7,480	4,420	1,350	6,385	3,905
825	154,085	171,815	182,500	17,630	7,690	4,550	1,410	6,460	4,015
850	156,670	174,670	185,515	18,000	7,900	4,680	1,470	6,535	4,125
875	159,255	177,525	188,530	18,370	8,110	4,810	1,530	6,610	4,235
900	161,835	180,365	191,540	18,730	8,320	4,950	1,580	6,680	4,345
925	164,385	183,180	194,515	19,110	8,540	5,090	1,640	6,725	4,455
950	166,935	185,995	197,490	19,490	8,760	5,230	1,700	6,770	4,565
975	169,485	188,810	200,465	19,870	8,980	5,370	1,760	6,815	4,675
1,000	172,020	191,620	203,440	20,240	9,210	5,520	1,820	6,860	4,780
1,025	174,585	194,415	206,375	20,590	9,430	5,660	1,880	6,965	4,885
1,050	177,150	197,210	209,310	20,940	9,650	5,800	1,940	7,070	4,990
1,075	179,715	200,005	212,245	21,290	9,870	5,940	2,000	7,175	5,095
1,100	182,275	202,795	215,175	21,620	10,080	6,070	2,070	7,285	5,200
1,125	184,795	205,545	218,060	21,980	10,310	6,220	2,140	7,380	5,305
1,150	187,315	208,295	220,945	22,340	10,540	6,370	2,210	7,475	5,410
1,175	189,835	211,045	223,830	22,700	10,770	6,520	2,280	7,570	5,515

1 3/4 STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
1,200	\$90,195	\$100,915	\$107,380	\$9,190	\$3,530	\$1,970	\$410	\$3,120	\$3,200
1,225	93,580	104,680	111,375	9,620	3,710	2,090	460	3,345	3,200
1,250	96,965	108,445	115,370	10,050	3,890	2,210	510	3,570	3,200
1,275	100,350	112,210	119,365	10,480	4,070	2,330	560	3,795	3,200
1,300	103,730	115,975	123,365	10,890	4,250	2,430	600	4,020	3,200
1,325	107,060	119,690	127,310	11,310	4,450	2,550	640	4,225	3,200
1,350	110,390	123,405	131,255	11,730	4,650	2,670	680	4,430	3,200
1,375	113,720	127,120	135,200	12,150	4,850	2,790	720	4,635	3,200
1,400	117,045	130,825	139,140	12,580	5,050	2,910	770	4,840	3,200
1,425	119,925	134,010	142,510	12,970	5,240	3,030	810	4,995	3,200
1,450	122,805	137,195	145,880	13,360	5,430	3,150	850	5,150	3,200
1,475	125,685	140,380	149,250	13,750	5,620	3,270	890	5,305	3,200
1,500	128,565	143,570	152,620	14,130	5,820	3,380	940	5,465	3,200
1,525	131,495	146,810	156,045	14,520	6,020	3,510	990	5,600	3,260
1,550	134,425	150,050	159,470	14,910	6,220	3,640	1,040	5,735	3,320
1,575	137,355	153,290	162,895	15,300	6,420	3,770	1,090	5,870	3,380
1,600	140,290	156,520	166,310	15,680	6,620	3,880	1,140	5,985	3,445
1,625	143,095	159,630	169,605	16,080	6,840	4,020	1,190	6,090	3,560
1,650	145,900	162,740	172,900	16,480	7,060	4,160	1,240	6,195	3,675
1,675	148,705	165,850	176,195	16,880	7,280	4,300	1,290	6,300	3,790
1,700	151,500	168,960	179,485	17,260	7,480	4,420	1,350	6,385	3,905
1,725	154,085	171,815	182,500	17,630	7,690	4,550	1,410	6,460	4,015
1,750	156,670	174,670	185,515	18,000	7,900	4,680	1,470	6,535	4,125
1,775	159,255	177,525	188,530	18,370	8,110	4,810	1,530	6,610	4,235
1,800	161,835	180,365	191,540	18,730	8,320	4,950	1,580	6,680	4,345
1,825	164,385	183,180	194,515	19,110	8,540	5,090	1,640	6,725	4,455
1,850	166,935	185,995	197,490	19,490	8,760	5,230	1,700	6,770	4,565
1,875	169,485	188,810	200,465	19,870	8,980	5,370	1,760	6,815	4,675
1,900	172,020	191,620	203,440	20,240	9,210	5,520	1,820	6,860	4,780
1,925	174,585	194,415	206,375	20,590	9,430	5,660	1,880	6,965	4,885
1,950	177,150	197,210	209,310	20,940	9,650	5,800	1,940	7,070	4,990
1,975	179,715	200,005	212,245	21,290	9,870	5,940	2,000	7,175	5,095
2,000	182,275	202,795	215,175	21,620	10,080	6,070	2,070	7,285	5,200
2,050	184,795	205,545	218,060	21,980	10,310	6,220	2,140	7,380	5,305
2,100	187,315	208,295	220,945	22,340	10,540	6,370	2,210	7,475	5,410
2,150	189,835	211,045	223,830	22,700	10,770	6,520	2,280	7,570	5,515

1 3/4 STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond. (Add)
S.F.	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
2,200	\$286,465	\$316,170	\$334,085	\$36,850	\$20,990	\$13,210	\$5,430	\$11,300	\$8,250
2,250	290,575	320,505	338,560	37,460	21,360	13,450	5,540	11,480	8,390
2,300	294,675	324,835	343,035	38,070	21,720	13,680	5,640	11,660	8,525
2,350	298,770	329,160	347,495	38,680	22,090	13,910	5,740	11,840	8,665
2,400	302,860	333,480	351,955	39,280	22,450	14,140	5,840	12,010	8,795
2,450	307,410	338,415	357,125	39,960	22,880	14,420	5,960	12,180	8,925
2,500	311,960	343,350	362,290	40,640	23,300	14,690	6,080	12,340	9,050
2,550	316,685	348,460	367,625	41,320	23,730	14,970	6,200	12,510	9,175
2,600	321,405	353,560	372,955	41,990	24,160	15,240	6,320	12,680	9,295
2,650	325,655	358,035	377,570	42,610	24,540	15,490	6,430	12,845	9,415
2,700	329,900	362,510	382,185	43,230	24,920	15,730	6,540	13,010	9,530
2,750	334,135	366,980	386,795	43,850	25,310	15,980	6,650	13,170	9,645
2,800	338,370	371,445	391,395	44,470	25,690	16,220	6,760	13,325	9,755
2,850	342,240	375,470	395,510	45,020	26,030	16,440	6,860	13,475	9,865
2,900	346,100	379,485	399,620	45,570	26,370	16,660	6,960	13,625	9,975
2,950	350,535	384,220	404,540	46,210	26,780	16,930	7,080	13,775	10,080
3,000	354,960	388,950	409,455	46,840	27,190	17,190	7,190	13,920	10,180
3,050	359,520	393,820	414,510	47,520	27,630	17,470	7,320	14,110	10,350
3,100	364,075	398,680	419,555	48,200	28,060	17,750	7,440	14,300	10,520
3,150	368,670	403,585	424,645	48,840	28,480	18,020	7,560	14,490	10,695
3,200	373,265	408,480	429,730	49,470	28,900	18,290	7,680	14,680	10,865
3,250	377,285	412,655	433,995	50,030	29,260	18,520	7,790	14,870	11,035
3,300	381,305	416,825	438,255	50,580	29,620	18,750	7,890	15,050	11,200
3,350	385,895	421,720	443,340	51,230	30,050	19,030	8,020	15,230	11,370
3,400	390,480	426,615	448,415	51,870	30,470	19,310	8,140	15,410	11,540
3,450	394,980	431,415	453,400	52,510	30,910	19,590	8,270	15,595	11,715
3,500	399,470	436,215	458,385	53,140	31,340	19,860	8,390	15,775	11,880
3,550	403,935	440,985	463,340	53,790	31,780	20,150	8,520	15,925	12,050
3,600	408,395	445,755	468,290	54,430	32,210	20,430	8,650	16,065	12,220
3,650	412,370	449,885	472,515	55,000	32,590	20,670	8,760	16,210	12,335
3,700	416,340	454,005	476,730	55,560	32,960	20,910	8,870	16,350	12,445
3,750	420,795	458,765	481,675	56,210	33,410	21,200	9,000	16,490	12,555
3,800	425,250	463,525	486,615	56,860	33,850	21,490	9,130	16,620	12,660
3,850	429,210	467,640	490,820	57,430	34,230	21,740	9,250	16,755	12,770
3,900	433,160	471,750	495,025	57,990	34,610	21,990	9,360	16,885	12,875
3,950	437,605	476,500	499,955	58,640	35,070	22,280	9,490	17,015	12,980
4,000	442,040	481,240	504,880	59,280	35,520	22,570	9,620	17,145	13,080
Over (Per S.F.)	110.51	120.31	126.22	14.82	8.88	5.64	2.41	4.29	3.27

2 STORY + BASEMENT

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
S.F.	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
300	\$95,250	\$107,450	\$114,810	\$9,190	\$3,530	\$1,970	\$410	\$3,180	\$3,200
325	98,860	111,490	119,110	9,620	3,710	2,090	460	3,410	3,200
350	102,470	115,530	123,410	10,050	3,890	2,210	510	3,640	3,200
375	106,080	119,570	127,710	10,480	4,070	2,330	560	3,870	3,200
400	109,670	123,610	132,020	10,890	4,250	2,430	600	4,100	3,200
425	113,220	127,600	136,270	11,310	4,450	2,550	640	4,310	3,200
450	116,770	131,590	140,520	11,730	4,650	2,670	680	4,520	3,200
475	120,320	135,580	144,770	12,150	4,850	2,790	720	4,730	3,200
500	123,880	139,560	149,020	12,580	5,050	2,910	770	4,940	3,200
525	126,950	142,980	152,650	12,970	5,240	3,030	810	5,100	3,200
550	130,020	146,400	156,280	13,360	5,430	3,150	850	5,260	3,200
575	133,090	149,820	159,910	13,750	5,620	3,270	890	5,420	3,200
600	136,160	153,240	163,540	14,130	5,820	3,380	940	5,580	3,200
625	139,280	156,710	167,220	14,520	6,020	3,510	990	5,720	3,320
650	142,400	160,180	170,900	14,910	6,220	3,640	1,040	5,860	3,440
675	145,520	163,650	174,580	15,300	6,420	3,770	1,090	6,000	3,560
700	148,650	167,120	178,260	15,680	6,620	3,880	1,140	6,120	3,690
725	151,640	170,460	181,810	16,080	6,840	4,020	1,190	6,230	3,810
750	154,630	173,800	185,360	16,480	7,060	4,160	1,240	6,340	3,930
775	157,620	177,140	188,910	16,880	7,280	4,300	1,290	6,450	4,050
800	160,600	180,470	192,450	17,260	7,480	4,420	1,350	6,540	4,180
825	163,350	183,530	195,690	17,630	7,690	4,550	1,410	6,620	4,300
850	166,100	186,590	198,930	18,000	7,900	4,680	1,470	6,700	4,420
875	168,850	189,650	202,170	18,370	8,110	4,810	1,530	6,780	4,540
900	171,610	192,700	205,420	18,730	8,320	4,950	1,580	6,850	4,650
925	174,330	195,720	208,620	19,110	8,540	5,090	1,640	6,900	4,770
950	177,050	198,740	211,820	19,490	8,760	5,230	1,700	6,950	4,890
975	179,770	201,760	215,020	19,870	8,980	5,370	1,760	7,000	5,010
1,000	182,470	204,780	218,230	20,240	9,210	5,520	1,820	7,050	5,110
1,025	185,200	207,770	221,380	20,590	9,430	5,660	1,880	7,160	5,220
1,050	187,930	210,760	224,530	20,940	9,650	5,800	1,940	7,270	5,330
1,075	190,660	213,750	227,680	21,290	9,870	5,940	2,000	7,380	5,440
1,100	193,370	216,720	230,810	21,620	10,080	6,070	2,070	7,490	5,560
1,125	196,050	219,660	233,900	21,980	10,310	6,220	2,140	7,590	5,670
1,150	198,730	222,600	236,990	22,340	10,540	6,370	2,210	7,690	5,780
1,175	201,410	225,540	240,080	22,700	10,770	6,520	2,280	7,790	5,890

2 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
1,200	\$204,070	\$228,470	\$243,180	\$23,060	\$11,000	\$6,670	\$2,330	\$7,890	\$6,000
1,225	206,710	231,370	246,240	23,410	11,240	6,820	2,400	7,980	6,080
1,250	209,350	234,270	249,300	23,760	11,480	6,970	2,470	8,070	6,160
1,275	211,990	237,170	252,360	24,110	11,720	7,120	2,540	8,160	6,240
1,300	214,630	240,080	255,420	24,450	11,940	7,280	2,610	8,240	6,320
1,325	217,230	242,940	258,430	24,820	12,190	7,440	2,690	8,320	6,400
1,350	219,830	245,800	261,440	25,190	12,440	7,600	2,770	8,400	6,480
1,375	222,430	248,660	264,450	25,560	12,690	7,760	2,850	8,480	6,560
1,400	225,010	251,500	267,470	25,920	12,940	7,930	2,910	8,540	6,620
1,425	227,530	254,280	270,410	26,270	13,190	8,100	2,990	8,600	6,690
1,450	230,050	257,060	273,350	26,620	13,440	8,270	3,070	8,660	6,760
1,475	232,570	259,840	276,290	26,970	13,690	8,440	3,150	8,720	6,830
1,500	235,070	262,600	279,210	27,330	13,950	8,590	3,230	8,790	6,890
1,525	237,700	265,490	282,260	27,680	14,210	8,760	3,310	8,900	6,950
1,550	240,330	268,380	285,310	28,030	14,470	8,930	3,390	9,010	7,010
1,575	242,960	271,270	288,360	28,380	14,730	9,100	3,470	9,120	7,070
1,600	245,580	274,160	291,400	28,740	15,000	9,280	3,560	9,240	7,140
1,625	247,900	276,650	294,000	29,060	15,250	9,440	3,640	9,350	7,190
1,650	250,220	279,140	296,600	29,380	15,500	9,600	3,720	9,460	7,240
1,675	252,540	281,630	299,200	29,700	15,750	9,760	3,800	9,570	7,290
1,700	254,850	284,130	301,780	30,030	15,990	9,930	3,880	9,680	7,350
1,725	257,370	286,910	304,720	30,390	16,270	10,120	3,970	9,790	7,400
1,750	259,890	289,690	307,660	30,750	16,550	10,310	4,060	9,900	7,450
1,775	262,410	292,470	310,600	31,110	16,830	10,500	4,150	10,010	7,500
1,800	264,930	295,260	313,540	31,450	17,110	10,680	4,240	10,110	7,540
1,825	267,490	298,080	316,520	31,810	17,400	10,870	4,330	10,210	7,630
1,850	270,050	300,900	319,500	32,170	17,690	11,060	4,420	10,310	7,720
1,875	272,610	303,720	322,480	32,530	17,980	11,250	4,510	10,410	7,810
1,900	275,170	306,540	325,450	32,870	18,270	11,440	4,610	10,510	7,880
1,925	277,420	308,970	327,980	33,200	18,550	11,620	4,700	10,610	7,960
1,950	279,670	311,400	330,510	33,530	18,830	11,800	4,790	10,710	8,040
1,975	281,920	313,830	333,040	33,860	19,110	11,980	4,880	10,810	8,120
2,000	284,170	316,240	335,570	34,190	19,370	12,170	4,980	10,900	8,200
2,050	289,130	321,630	341,230	34,850	19,770	12,430	5,100	11,110	8,360
2,100	294,080	327,020	346,890	35,510	20,170	12,690	5,210	11,310	8,520
2,150	299,040	332,410	352,540	36,180	20,580	12,950	5,320	11,510	8,670

2 STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
S.F.	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
2,200	\$303,990	\$337,800	\$358,180	\$36,850	\$20,990	\$13,210	\$5,430	\$11,700	\$8,820
2,250	308,330	342,400	362,940	37,460	21,360	13,450	5,540	11,890	8,970
2,300	312,660	346,990	367,700	38,070	21,720	13,680	5,640	12,080	9,120
2,350	316,990	351,580	372,440	38,680	22,090	13,910	5,740	12,270	9,270
2,400	321,310	356,160	377,180	39,280	22,450	14,140	5,840	12,450	9,410
2,450	326,140	361,430	382,720	39,960	22,880	14,420	5,960	12,630	9,550
2,500	330,970	366,700	388,250	40,640	23,300	14,690	6,080	12,800	9,680
2,550	335,980	372,150	393,960	41,320	23,730	14,970	6,200	12,980	9,810
2,600	340,990	377,590	399,660	41,990	24,160	15,240	6,320	13,160	9,940
2,650	345,480	382,340	404,570	42,610	24,540	15,490	6,430	13,330	10,070
2,700	349,970	387,090	409,480	43,230	24,920	15,730	6,540	13,500	10,190
2,750	354,450	391,830	414,380	43,850	25,310	15,980	6,650	13,670	10,310
2,800	358,930	396,570	419,270	44,470	25,690	16,220	6,760	13,830	10,430
2,850	363,010	400,830	423,630	45,020	26,030	16,440	6,860	13,990	10,550
2,900	367,080	405,080	427,990	45,570	26,370	16,660	6,960	14,150	10,670
2,950	371,780	410,120	433,240	46,210	26,780	16,930	7,080	14,310	10,780
3,000	376,470	415,160	438,490	46,840	27,190	17,190	7,190	14,460	10,890
3,050	381,300	420,340	443,880	47,520	27,630	17,470	7,320	14,660	11,070
3,100	386,120	425,510	449,260	48,200	28,060	17,750	7,440	14,860	11,250
3,150	390,990	430,730	454,690	48,840	28,480	18,020	7,560	15,060	11,440
3,200	395,860	435,940	460,120	49,470	28,900	18,290	7,680	15,260	11,620
3,250	400,100	440,360	464,640	50,030	29,260	18,520	7,790	15,460	11,800
3,300	404,340	444,770	469,150	50,580	29,620	18,750	7,890	15,650	11,980
3,350	409,200	449,980	474,580	51,230	30,050	19,030	8,020	15,840	12,160
3,400	414,060	455,190	480,000	51,870	30,470	19,310	8,140	16,030	12,340
3,450	418,830	460,300	485,320	52,510	30,910	19,590	8,270	16,230	12,530
3,500	423,590	465,410	490,640	53,140	31,340	19,860	8,390	16,420	12,710
3,550	428,320	470,490	495,930	53,790	31,780	20,150	8,520	16,580	12,890
3,600	433,050	475,570	501,210	54,430	32,210	20,430	8,650	16,730	13,070
3,650	437,240	479,940	505,690	55,000	32,590	20,670	8,760	16,880	13,190
3,700	441,430	484,300	510,160	55,560	32,960	20,910	8,870	17,030	13,310
3,750	446,150	489,370	515,440	56,210	33,410	21,200	9,000	17,180	13,430
3,800	450,870	494,440	520,710	56,860	33,850	21,490	9,130	17,320	13,540
3,850	455,050	498,790	525,170	57,430	34,230	21,740	9,250	17,460	13,660
3,900	459,220	503,140	529,630	57,990	34,610	21,990	9,360	17,600	13,770
3,950	463,930	508,200	534,890	58,640	35,070	22,280	9,490	17,740	13,880
4,000	468,630	513,250	540,150	59,280	35,520	22,570	9,620	17,880	13,990
Over (Per S.F.)	117.16	128.31	135.04	14.82	8.88	5.64	2.41	4.47	3.50

2 ½ STORY + BASEMENT

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
S.F.	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
300	\$114,720	\$129,890	\$139,030	\$9,190	\$3,530	\$1,970	\$410	\$3,530	\$3,200
325	119,130	134,840	144,300	9,620	3,710	2,090	460	3,790	3,200
350	123,540	139,790	149,570	10,050	3,890	2,210	510	4,050	3,200
375	127,950	144,740	154,840	10,480	4,070	2,330	560	4,310	3,200
400	132,370	149,690	160,140	10,890	4,250	2,430	600	4,580	3,200
425	136,730	154,600	165,370	11,310	4,450	2,550	640	4,820	3,200
450	141,090	159,510	170,600	11,730	4,650	2,670	680	5,060	3,200
475	145,450	164,420	175,830	12,150	4,850	2,790	720	5,300	3,200
500	149,820	169,320	181,070	12,580	5,050	2,910	770	5,530	3,200
525	153,610	173,540	185,550	12,970	5,240	3,030	810	5,720	3,200
550	157,400	177,760	190,030	13,360	5,430	3,150	850	5,910	3,200
575	161,190	181,980	194,510	13,750	5,620	3,270	890	6,100	3,200
600	164,990	186,220	199,010	14,130	5,820	3,380	940	6,290	3,200
625	168,830	190,500	203,550	14,520	6,020	3,510	990	6,460	3,320
650	172,670	194,780	208,090	14,910	6,220	3,640	1,040	6,630	3,440
675	176,510	199,060	212,630	15,300	6,420	3,770	1,090	6,800	3,560
700	180,360	203,320	217,160	15,680	6,620	3,880	1,140	6,940	3,690
725	184,030	207,420	221,520	16,080	6,840	4,020	1,190	7,080	3,920
750	187,700	211,520	225,880	16,480	7,060	4,160	1,240	7,220	4,150
775	191,370	215,620	230,240	16,880	7,280	4,300	1,290	7,360	4,380
800	195,030	219,740	234,610	17,260	7,480	4,420	1,350	7,470	4,610
825	198,420	223,520	238,610	17,630	7,690	4,550	1,410	7,580	4,830
850	201,810	227,300	242,610	18,000	7,900	4,680	1,470	7,690	5,050
875	205,200	231,080	246,610	18,370	8,110	4,810	1,530	7,800	5,270
900	208,600	234,820	250,620	18,730	8,320	4,950	1,580	7,890	5,490
925	211,960	238,550	254,580	19,110	8,540	5,090	1,640	7,970	5,710
950	215,320	242,280	258,540	19,490	8,760	5,230	1,700	8,050	5,930
975	218,680	246,010	262,500	19,870	8,980	5,370	1,760	8,130	6,150
1,000	222,020	249,740	266,450	20,240	9,210	5,520	1,820	8,200	6,360
1,025	225,380	253,420	270,330	20,590	9,430	5,660	1,880	8,330	6,570
1,050	228,740	257,100	274,210	20,940	9,650	5,800	1,940	8,460	6,780
1,075	232,100	260,780	278,090	21,290	9,870	5,940	2,000	8,590	6,990
1,100	235,440	264,470	281,970	21,620	10,080	6,070	2,070	8,750	7,200
1,125	238,730	268,090	285,780	21,980	10,310	6,220	2,140	8,870	7,410
1,150	242,020	271,710	289,590	22,340	10,540	6,370	2,210	8,990	7,620
1,175	245,310	275,330	293,400	22,700	10,770	6,520	2,280	9,110	7,830

2 ½ STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
1,200	\$248,590	\$278,920	\$297,200	\$23,060	\$11,000	\$6,670	\$2,330	\$9,250	\$8,020
1,225	251,840	282,500	300,980	23,410	11,240	6,820	2,400	9,370	8,110
1,250	255,090	286,080	304,760	23,760	11,480	6,970	2,470	9,490	8,200
1,275	258,340	289,660	308,540	24,110	11,720	7,120	2,540	9,610	8,290
1,300	261,600	293,230	312,290	24,450	11,940	7,280	2,610	9,700	8,400
1,325	264,790	296,750	315,990	24,820	12,190	7,440	2,690	9,810	8,500
1,350	267,980	300,270	319,690	25,190	12,440	7,600	2,770	9,920	8,600
1,375	271,170	303,790	323,390	25,560	12,690	7,760	2,850	10,030	8,700
1,400	274,350	307,280	327,120	25,920	12,940	7,930	2,910	10,100	8,760
1,425	277,440	310,690	330,730	26,270	13,190	8,100	2,990	10,190	8,840
1,450	280,530	314,100	334,340	26,620	13,440	8,270	3,070	10,280	8,920
1,475	283,620	317,510	337,950	26,970	13,690	8,440	3,150	10,370	9,000
1,500	286,710	320,920	341,560	27,330	13,950	8,590	3,230	10,440	9,070
1,525	289,930	324,470	345,310	27,680	14,210	8,760	3,310	10,580	9,130
1,550	293,150	328,020	349,060	28,030	14,470	8,930	3,390	10,720	9,190
1,575	296,370	331,570	352,810	28,380	14,730	9,100	3,470	10,860	9,250
1,600	299,600	335,120	356,530	28,740	15,000	9,280	3,560	11,000	9,340
1,625	302,440	338,170	359,730	29,060	15,250	9,440	3,640	11,130	9,400
1,650	305,280	341,220	362,930	29,380	15,500	9,600	3,720	11,260	9,460
1,675	308,120	344,270	366,130	29,700	15,750	9,760	3,800	11,390	9,520
1,700	310,980	347,360	369,290	30,030	15,990	9,930	3,880	11,540	9,570
1,725	314,060	350,770	372,890	30,390	16,270	10,120	3,970	11,680	9,610
1,750	317,140	354,180	376,490	30,750	16,550	10,310	4,060	11,820	9,650
1,775	320,220	357,590	380,090	31,110	16,830	10,500	4,150	11,960	9,690
1,800	323,290	360,980	383,690	31,450	17,110	10,680	4,240	12,080	9,740
1,825	326,430	364,440	387,350	31,810	17,400	10,870	4,330	12,200	9,860
1,850	329,570	367,900	391,010	32,170	17,690	11,060	4,420	12,320	9,980
1,875	332,710	371,360	394,670	32,530	17,980	11,250	4,510	12,440	10,100
1,900	335,830	374,810	398,300	32,870	18,270	11,440	4,610	12,580	10,230
1,925	338,580	377,790	401,410	33,200	18,550	11,620	4,700	12,710	10,350
1,950	341,330	380,770	404,520	33,530	18,830	11,800	4,790	12,840	10,470
1,975	344,080	383,750	407,630	33,860	19,110	11,980	4,880	12,970	10,590
2,000	346,850	386,710	410,720	34,190	19,370	12,170	4,980	13,080	10,700
2,050	352,960	393,360	417,700	34,850	19,770	12,430	5,100	13,340	10,930
2,100	359,060	400,000	424,680	35,510	20,170	12,690	5,210	13,600	11,170
2,150	365,170	406,640	431,650	36,180	20,580	12,950	5,320	13,860	11,400

2 1/2 STORY + BASEMENT (Continued)

S.F.	BASE COST			BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
2,200	\$371,270	\$413,290	\$438,620	\$36,850	\$20,990	\$13,210	\$5,430	\$14,110	\$11,630
2,250	376,640	418,970	444,500	37,460	21,360	13,450	5,540	14,350	11,860
2,300	381,990	424,650	450,380	38,070	21,720	13,680	5,640	14,600	12,080
2,350	387,340	430,320	456,240	38,680	22,090	13,910	5,740	14,850	12,310
2,400	392,680	435,990	462,110	39,280	22,450	14,140	5,840	15,090	12,530
2,450	398,620	442,480	468,930	39,960	22,880	14,420	5,960	15,330	12,710
2,500	404,570	448,970	475,750	40,640	23,300	14,690	6,080	15,550	12,890
2,550	410,760	455,710	482,800	41,320	23,730	14,970	6,200	15,780	13,070
2,600	416,940	462,430	489,850	41,990	24,160	15,240	6,320	16,010	13,250
2,650	422,510	468,320	495,930	42,610	24,540	15,490	6,430	16,230	13,420
2,700	428,080	474,210	502,020	43,230	24,920	15,730	6,540	16,460	13,590
2,750	433,630	480,090	508,110	43,850	25,310	15,980	6,650	16,670	13,750
2,800	439,190	485,970	514,180	44,470	25,690	16,220	6,760	16,880	13,910
2,850	444,270	491,270	519,600	45,020	26,030	16,440	6,860	17,080	14,070
2,900	449,330	496,550	525,020	45,570	26,370	16,660	6,960	17,290	14,230
2,950	455,160	502,800	531,530	46,210	26,780	16,930	7,080	17,500	14,380
3,000	460,970	509,050	538,040	46,840	27,190	17,190	7,190	17,700	14,520
3,050	466,940	515,460	544,710	47,520	27,630	17,470	7,320	17,960	14,810
3,100	472,900	521,850	551,360	48,200	28,060	17,750	7,440	18,220	15,100
3,150	478,940	528,330	558,100	48,840	28,480	18,020	7,560	18,480	15,390
3,200	484,980	534,800	564,840	49,470	28,900	18,290	7,680	18,750	15,680
3,250	490,270	540,300	570,470	50,030	29,260	18,520	7,790	19,010	15,970
3,300	495,560	545,800	576,100	50,580	29,620	18,750	7,890	19,260	16,250
3,350	501,590	552,270	582,840	51,230	30,050	19,030	8,020	19,510	16,540
3,400	507,620	558,740	589,560	51,870	30,470	19,310	8,140	19,760	16,840
3,450	513,530	565,070	596,150	52,510	30,910	19,590	8,270	20,020	17,140
3,500	519,430	571,410	602,750	53,140	31,340	19,860	8,390	20,280	17,430
3,550	525,300	577,710	609,310	53,790	31,780	20,150	8,520	20,500	17,730
3,600	531,160	584,010	615,860	54,430	32,210	20,430	8,650	20,700	18,030
3,650	536,390	589,460	621,450	55,000	32,590	20,670	8,760	20,910	18,200
3,700	541,610	594,890	627,020	55,560	32,960	20,910	8,870	21,110	18,370
3,750	547,470	601,180	633,570	56,210	33,410	21,200	9,000	21,320	18,530
3,800	553,330	607,470	640,110	56,860	33,850	21,490	9,130	21,510	18,690
3,850	558,540	612,900	645,670	57,430	34,230	21,740	9,250	21,710	18,850
3,900	563,740	618,330	651,240	57,990	34,610	21,990	9,360	21,900	19,010
3,950	569,590	624,610	657,770	58,640	35,070	22,280	9,490	22,090	19,170
4,000	575,420	630,870	664,290	59,280	35,520	22,570	9,620	22,290	19,320
Over (Per S.F.)	143.86	157.72	166.07	14.82	8.88	5.64	2.41	5.57	4.83

3 STORY + BASEMENT

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
S.F.	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
300	\$124,830	\$142,960	\$153,890	\$9,190	\$3,530	\$1,970	\$410	\$3,650	\$3,200
325	129,690	148,460	159,770	9,620	3,710	2,090	460	3,920	3,200
350	134,550	153,960	165,650	10,050	3,890	2,210	510	4,190	3,200
375	139,410	159,460	171,530	10,480	4,070	2,330	560	4,460	3,200
400	144,250	164,960	177,450	10,890	4,250	2,430	600	4,740	3,200
425	149,050	170,420	183,290	11,310	4,450	2,550	640	4,990	3,200
450	153,850	175,880	189,130	11,730	4,650	2,670	680	5,240	3,200
475	158,650	181,340	194,970	12,150	4,850	2,790	720	5,490	3,200
500	163,490	186,790	200,830	12,580	5,050	2,910	770	5,730	3,200
525	167,660	191,480	205,830	12,970	5,240	3,030	810	5,930	3,200
550	171,830	196,170	210,830	13,360	5,430	3,150	850	6,130	3,200
575	176,000	200,860	215,830	13,750	5,620	3,270	890	6,330	3,200
600	180,180	205,560	220,850	14,130	5,820	3,380	940	6,520	3,200
625	184,400	210,300	225,900	14,520	6,020	3,510	990	6,700	3,440
650	188,620	215,040	230,950	14,910	6,220	3,640	1,040	6,880	3,680
675	192,840	219,780	236,000	15,300	6,420	3,770	1,090	7,060	3,920
700	197,080	224,520	241,060	15,680	6,620	3,880	1,140	7,210	4,180
725	201,120	229,080	245,930	16,080	6,840	4,020	1,190	7,360	4,420
750	205,160	233,640	250,800	16,480	7,060	4,160	1,240	7,510	4,660
775	209,200	238,200	255,670	16,880	7,280	4,300	1,290	7,660	4,900
800	213,230	242,760	260,540	17,260	7,480	4,420	1,350	7,780	5,160
825	216,950	246,950	264,990	17,630	7,690	4,550	1,410	7,900	5,400
850	220,670	251,140	269,440	18,000	7,900	4,680	1,470	8,020	5,640
875	224,390	255,330	273,890	18,370	8,110	4,810	1,530	8,140	5,880
900	228,150	259,490	278,380	18,730	8,320	4,950	1,580	8,230	6,100
925	231,850	263,630	282,790	19,110	8,540	5,090	1,640	8,320	6,340
950	235,550	267,770	287,200	19,490	8,760	5,230	1,700	8,410	6,580
975	239,250	271,910	291,610	19,870	8,980	5,370	1,760	8,500	6,820
1,000	242,920	276,060	296,030	20,240	9,210	5,520	1,820	8,580	7,020
1,025	246,610	280,130	300,340	20,590	9,430	5,660	1,880	8,720	7,240
1,050	250,300	284,200	304,650	20,940	9,650	5,800	1,940	8,860	7,460
1,075	253,990	288,270	308,960	21,290	9,870	5,940	2,000	9,000	7,680
1,100	257,630	292,320	313,240	21,620	10,080	6,070	2,070	9,160	7,920
1,125	261,240	296,320	317,460	21,980	10,310	6,220	2,140	9,290	8,140
1,150	264,850	300,320	321,680	22,340	10,540	6,370	2,210	9,420	8,360
1,175	268,460	304,320	325,900	22,700	10,770	6,520	2,280	9,550	8,580

3 STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
S.F.	Frame	Brick	Log	No BSMT	1/4 BSMT	1/2 BSMT	3/4 BSMT		
1,200	\$272,040	\$308,290	\$330,130	\$23,060	\$11,000	\$6,670	\$2,330	\$9,700	\$8,800
1,225	275,600	312,240	334,320	23,410	11,240	6,820	2,400	9,830	8,900
1,250	279,160	316,190	338,510	23,760	11,480	6,970	2,470	9,960	9,000
1,275	282,720	320,140	342,700	24,110	11,720	7,120	2,540	10,090	9,100
1,300	286,300	324,110	346,880	24,450	11,940	7,280	2,610	10,190	9,220
1,325	289,800	328,000	350,990	24,820	12,190	7,440	2,690	10,310	9,330
1,350	293,300	331,890	355,100	25,190	12,440	7,600	2,770	10,430	9,440
1,375	296,800	335,780	359,210	25,560	12,690	7,760	2,850	10,550	9,550
1,400	300,280	339,640	363,350	25,920	12,940	7,930	2,910	10,620	9,620
1,425	303,680	343,420	367,370	26,270	13,190	8,100	2,990	10,710	9,710
1,450	307,080	347,200	371,390	26,620	13,440	8,270	3,070	10,800	9,800
1,475	310,480	350,980	375,410	26,970	13,690	8,440	3,150	10,890	9,890
1,500	313,850	354,740	379,410	27,330	13,950	8,590	3,230	10,990	9,960
1,525	317,380	358,660	383,570	27,680	14,210	8,760	3,310	11,130	10,030
1,550	320,910	362,580	387,730	28,030	14,470	8,930	3,390	11,270	10,100
1,575	324,440	366,500	391,890	28,380	14,730	9,100	3,470	11,410	10,170
1,600	327,960	370,420	396,020	28,740	15,000	9,280	3,560	11,580	10,270
1,625	331,060	373,770	399,540	29,060	15,250	9,440	3,640	11,720	10,330
1,650	334,160	377,120	403,060	29,380	15,500	9,600	3,720	11,860	10,390
1,675	337,260	380,470	406,580	29,700	15,750	9,760	3,800	12,000	10,450
1,700	340,360	383,860	410,060	30,030	15,990	9,930	3,880	12,160	10,520
1,725	343,730	387,620	414,060	30,390	16,270	10,120	3,970	12,310	10,570
1,750	347,100	391,380	418,060	30,750	16,550	10,310	4,060	12,460	10,620
1,775	350,470	395,140	422,060	31,110	16,830	10,500	4,150	12,610	10,670
1,800	353,850	398,910	426,050	31,450	17,110	10,680	4,240	12,740	10,720
1,825	357,290	402,730	430,110	31,810	17,400	10,870	4,330	12,870	10,860
1,850	360,730	406,550	434,170	32,170	17,690	11,060	4,420	13,000	11,000
1,875	364,170	410,370	438,230	32,530	17,980	11,250	4,510	13,130	11,140
1,900	367,600	414,200	442,270	32,870	18,270	11,440	4,610	13,270	11,260
1,925	370,600	417,470	445,690	33,200	18,550	11,620	4,700	13,410	11,390
1,950	373,600	420,740	449,110	33,530	18,830	11,800	4,790	13,550	11,520
1,975	376,600	424,010	452,530	33,860	19,110	11,980	4,880	13,690	11,650
2,000	379,610	427,260	455,950	34,190	19,370	12,170	4,980	13,800	11,770
2,050	386,290	434,580	463,670	34,850	19,770	12,430	5,100	14,090	12,020
2,100	392,960	441,900	471,400	35,510	20,170	12,690	5,210	14,370	12,280
2,150	399,650	449,220	479,110	36,180	20,580	12,950	5,320	14,650	12,520

3 STORY + BASEMENT (Continued)

BASE COST				BASEMENT (DEDUCT)				No Heating (Deduct)	Air Cond (Add)
S.F.	Frame	Brick	Log	No BSMT	¼ BSMT	½ BSMT	¾ BSMT		
2,200	\$406,320	\$456,550	\$486,810	\$36,850	\$20,990	\$13,210	\$5,430	\$14,910	\$12,770
2,250	412,150	462,760	493,260	37,460	21,360	13,450	5,540	15,170	13,020
2,300	417,960	468,960	499,710	38,070	21,720	13,680	5,640	15,440	13,270
2,350	423,780	475,160	506,130	38,680	22,090	13,910	5,740	15,710	13,520
2,400	429,580	481,350	512,560	39,280	22,450	14,140	5,840	15,970	13,760
2,450	436,080	488,510	520,120	39,960	22,880	14,420	5,960	16,230	13,960
2,500	442,590	495,670	527,670	40,640	23,300	14,690	6,080	16,470	14,150
2,550	449,350	503,090	535,470	41,320	23,730	14,970	6,200	16,720	14,340
2,600	456,110	510,490	543,260	41,990	24,160	15,240	6,320	16,970	14,540
2,650	462,160	516,930	549,930	42,610	24,540	15,490	6,430	17,200	14,730
2,700	468,220	523,370	556,610	43,230	24,920	15,730	6,540	17,440	14,910
2,750	474,260	529,790	563,280	43,850	25,310	15,980	6,650	17,670	15,080
2,800	480,310	536,220	569,930	44,470	25,690	16,220	6,760	17,890	15,260
2,850	485,810	541,990	575,840	45,020	26,030	16,440	6,860	18,110	15,440
2,900	491,290	547,740	581,760	45,570	26,370	16,660	6,960	18,340	15,620
2,950	497,650	554,600	588,930	46,210	26,780	16,930	7,080	18,570	15,780
3,000	503,990	561,470	596,110	46,840	27,190	17,190	7,190	18,780	15,940
3,050	510,500	568,500	603,450	47,520	27,630	17,470	7,320	19,060	16,250
3,100	516,990	575,510	610,770	48,200	28,060	17,750	7,440	19,340	16,560
3,150	523,580	582,620	618,190	48,840	28,480	18,020	7,560	19,620	16,880
3,200	530,170	589,720	625,620	49,470	28,900	18,290	7,680	19,910	17,190
3,250	535,900	595,710	631,760	50,030	29,260	18,520	7,790	20,190	17,500
3,300	541,630	601,690	637,890	50,580	29,620	18,750	7,890	20,460	17,810
3,350	548,200	608,790	645,320	51,230	30,050	19,030	8,020	20,730	18,120
3,400	554,780	615,890	652,730	51,870	30,470	19,310	8,140	21,000	18,440
3,450	561,230	622,840	659,990	52,510	30,910	19,590	8,270	21,290	18,770
3,500	567,670	629,800	667,260	53,140	31,340	19,860	8,390	21,570	19,090
3,550	574,070	636,720	674,490	53,790	31,780	20,150	8,520	21,810	19,410
3,600	580,470	643,640	681,700	54,430	32,210	20,430	8,650	22,030	19,730
3,650	586,130	649,570	687,800	55,000	32,590	20,670	8,760	22,250	19,910
3,700	591,790	655,480	693,880	55,560	32,960	20,910	8,870	22,470	20,100
3,750	598,180	662,390	701,100	56,210	33,410	21,200	9,000	22,700	20,280
3,800	604,570	669,300	708,300	56,860	33,850	21,490	9,130	22,910	20,450
3,850	610,220	675,200	714,370	57,430	34,230	21,740	9,250	23,120	20,630
3,900	615,860	681,110	720,450	57,990	34,610	21,990	9,360	23,330	20,800
3,950	622,240	688,010	727,640	58,640	35,070	22,280	9,490	23,540	20,970
4,000	628,600	694,890	734,830	59,280	35,520	22,570	9,620	23,760	21,140
Over (Per S.F.)	157.15	173.72	183.71	14.82	8.88	5.64	2.41	5.94	5.29

METAL-POST FRAME HOMES

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
300	\$50,850	\$69,760	\$74,540	\$79,310	\$6,980	\$8,880	\$10,790	\$12,470	\$2,710	\$3,060	\$3,120	\$3,180	\$3,200	\$3,200	\$3,200	\$3,200
325	52,530	72,220	77,210	82,200	7,350	9,310	11,290	13,010	2,900	3,280	3,345	3,410	3,200	3,200	3,200	3,200
350	54,210	74,680	79,890	85,090	7,720	9,740	11,790	13,550	3,090	3,500	3,570	3,640	3,200	3,200	3,200	3,200
375	55,890	77,140	82,560	87,980	8,090	10,170	12,290	14,090	3,280	3,720	3,795	3,870	3,200	3,200	3,200	3,200
400	57,560	79,610	85,230	90,850	8,450	10,610	12,770	14,630	3,460	3,940	4,020	4,100	3,200	3,200	3,200	3,200
425	59,170	82,020	87,850	93,680	8,590	10,880	13,180	15,170	3,630	4,140	4,225	4,310	3,200	3,200	3,200	3,200
450	60,780	84,430	90,470	96,510	8,730	11,150	13,590	15,710	3,800	4,340	4,430	4,520	3,200	3,200	3,200	3,200
475	62,390	86,840	93,090	99,340	8,870	11,420	14,000	16,250	3,970	4,540	4,635	4,730	3,200	3,200	3,200	3,200
500	64,010	89,240	95,710	102,180	8,990	11,690	14,390	16,800	4,150	4,740	4,840	4,940	3,200	3,200	3,200	3,200
525	65,370	91,300	97,960	104,610	9,300	12,060	14,820	17,280	4,270	4,890	4,995	5,100	3,200	3,200	3,200	3,200
550	66,730	93,360	100,200	107,040	9,610	12,430	15,250	17,760	4,390	5,040	5,150	5,260	3,200	3,200	3,200	3,200
575	68,090	95,420	102,450	109,470	9,920	12,800	15,680	18,240	4,510	5,190	5,305	5,420	3,200	3,200	3,200	3,200
600	69,440	97,490	104,690	111,890	10,220	13,170	16,120	18,720	4,640	5,350	5,465	5,580	3,200	3,200	3,200	3,200
625	70,850	99,600	106,990	114,370	10,340	13,410	16,480	19,200	4,740	5,480	5,600	5,720	3,200	3,200	3,260	3,320
650	72,260	101,710	109,280	116,850	10,460	13,650	16,840	19,680	4,840	5,610	5,735	5,860	3,200	3,200	3,320	3,440
675	73,670	103,820	111,580	119,330	10,580	13,890	17,200	20,160	4,940	5,740	5,870	6,000	3,200	3,200	3,380	3,560
700	75,080	105,940	113,870	121,800	10,700	14,130	17,560	20,640	5,030	5,850	5,985	6,120	3,200	3,200	3,445	3,690
725	76,400	107,920	116,030	124,140	10,920	14,440	17,960	21,130	5,100	5,950	6,090	6,230	3,200	3,310	3,560	3,810
750	77,720	109,900	118,190	126,480	11,140	14,750	18,360	21,620	5,170	6,050	6,195	6,340	3,200	3,420	3,675	3,930
775	79,040	111,880	120,350	128,820	11,360	15,060	18,760	22,110	5,240	6,150	6,300	6,450	3,200	3,530	3,790	4,050
800	80,350	113,870	122,510	131,150	11,560	15,370	19,170	22,600	5,300	6,230	6,385	6,540	3,200	3,630	3,905	4,180
825	81,550	115,700	124,500	133,300	11,670	15,590	19,510	23,050	5,340	6,300	6,460	6,620	3,200	3,730	4,015	4,300
850	82,750	117,530	126,490	135,450	11,780	15,810	19,850	23,500	5,380	6,370	6,535	6,700	3,200	3,830	4,125	4,420
875	83,950	119,360	128,480	137,600	11,890	16,030	20,190	23,950	5,420	6,440	6,610	6,780	3,200	3,930	4,235	4,540
900	85,150	121,170	130,460	139,750	12,010	16,260	20,520	24,390	5,470	6,510	6,680	6,850	3,200	4,040	4,345	4,650
925	86,300	122,950	132,400	141,850	12,220	16,560	20,900	24,850	5,480	6,550	6,725	6,900	3,200	4,140	4,455	4,770
950	87,450	124,730	134,340	143,950	12,430	16,860	21,280	25,310	5,490	6,590	6,770	6,950	3,200	4,240	4,565	4,890
975	88,600	126,510	136,280	146,050	12,640	17,160	21,660	25,770	5,500	6,630	6,815	7,000	3,200	4,340	4,675	5,010
1,000	89,760	128,280	138,220	148,150	12,840	17,440	22,050	26,230	5,520	6,670	6,860	7,050	3,200	4,450	4,780	5,110
1,025	91,000	130,140	140,230	150,320	12,950	17,650	22,360	26,650	5,600	6,770	6,965	7,160	3,200	4,550	4,885	5,220
1,050	92,240	132,000	142,250	152,490	13,060	17,860	22,670	27,070	5,680	6,870	7,070	7,270	3,200	4,650	4,990	5,330
1,075	93,480	133,860	144,260	154,660	13,170	18,070	22,980	27,490	5,760	6,970	7,175	7,380	3,200	4,750	5,095	5,440
1,100	94,700	135,700	146,260	156,810	13,260	18,270	23,290	27,900	5,820	7,080	7,285	7,490	3,200	4,840	5,200	5,560
1,125	95,900	137,500	148,210	158,910	13,460	18,550	23,650	28,330	5,890	7,170	7,380	7,590	3,200	4,940	5,305	5,670
1,150	97,100	139,300	150,160	161,010	13,660	18,830	24,010	28,760	5,960	7,260	7,475	7,690	3,200	5,040	5,410	5,780
1,175	98,300	141,100	152,110	163,110	13,860	19,110	24,370	29,190	6,030	7,350	7,570	7,790	3,200	5,140	5,515	5,890

METAL-POST FRAME HOMES (Continued)

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
1,200	\$99,480	\$142,880	\$154,040	\$165,200	\$14,060	\$19,390	\$24,730	\$29,620	\$6,080	\$7,440	\$7,665	\$7,890	\$3,200	\$5,220	\$5,610	\$6,000
1,225	100,660	144,660	155,970	167,280	14,170	19,600	25,040	30,040	6,130	7,520	7,750	7,980	3,260	5,290	5,685	6,080
1,250	101,840	146,440	157,900	169,360	14,280	19,810	25,350	30,460	6,180	7,600	7,835	8,070	3,320	5,360	5,760	6,160
1,275	103,020	148,220	159,830	171,440	14,390	20,020	25,660	30,880	6,230	7,680	7,920	8,160	3,380	5,430	5,835	6,240
1,300	104,180	149,980	161,750	173,510	14,480	20,230	25,980	31,290	6,290	7,750	7,995	8,240	3,420	5,500	5,910	6,320
1,325	105,320	151,700	163,610	175,520	14,680	20,510	26,350	31,730	6,330	7,820	8,070	8,320	3,470	5,570	5,985	6,400
1,350	106,460	153,420	165,480	177,530	14,880	20,790	26,720	32,170	6,370	7,890	8,145	8,400	3,520	5,640	6,060	6,480
1,375	107,600	155,140	167,340	179,540	15,080	21,070	27,090	32,610	6,410	7,960	8,220	8,480	3,570	5,710	6,135	6,560
1,400	108,720	156,840	169,200	181,550	15,290	21,360	27,440	33,040	6,460	8,020	8,280	8,540	3,620	5,760	6,190	6,620
1,425	109,820	158,500	171,000	183,500	15,400	21,570	27,760	33,460	6,490	8,080	8,340	8,600	3,670	5,820	6,255	6,690
1,450	110,920	160,160	172,810	185,450	15,510	21,780	28,080	33,880	6,520	8,140	8,400	8,660	3,720	5,880	6,320	6,760
1,475	112,020	161,820	174,610	187,400	15,620	21,990	28,400	34,300	6,550	8,200	8,460	8,720	3,770	5,940	6,385	6,830
1,500	113,100	163,470	176,400	189,330	15,710	22,210	28,710	34,730	6,590	8,240	8,515	8,790	3,820	6,000	6,445	6,890
1,525	114,280	165,230	178,310	191,390	15,820	22,420	29,030	35,150	6,670	8,350	8,625	8,900	3,870	6,050	6,500	6,950
1,550	115,460	166,990	180,220	193,450	15,930	22,630	29,350	35,570	6,750	8,460	8,735	9,010	3,920	6,100	6,555	7,010
1,575	116,640	168,750	182,130	195,510	16,040	22,840	29,670	35,990	6,830	8,570	8,845	9,120	3,970	6,150	6,610	7,070
1,600	117,830	170,520	184,050	197,570	16,140	23,050	29,970	36,420	6,900	8,660	8,950	9,240	4,010	6,210	6,675	7,140
1,625	118,880	172,090	185,740	199,390	16,330	23,300	30,280	36,790	6,980	8,760	9,055	9,350	4,050	6,260	6,725	7,190
1,650	119,930	173,660	187,440	201,210	16,520	23,550	30,590	37,160	7,060	8,860	9,160	9,460	4,090	6,310	6,775	7,240
1,675	120,980	175,230	189,130	203,030	16,710	23,800	30,900	37,530	7,140	8,960	9,265	9,570	4,130	6,360	6,825	7,290
1,700	122,040	176,810	190,830	204,850	16,880	24,050	31,220	37,900	7,200	9,060	9,370	9,680	4,180	6,400	6,875	7,350
1,725	123,160	178,480	192,640	206,800	16,990	24,260	31,540	38,330	7,270	9,160	9,475	9,790	4,230	6,440	6,920	7,400
1,750	124,280	180,150	194,450	208,750	17,100	24,470	31,860	38,760	7,340	9,260	9,580	9,900	4,280	6,480	6,965	7,450
1,775	125,400	181,820	196,260	210,700	17,210	24,680	32,180	39,190	7,410	9,360	9,685	10,010	4,330	6,520	7,010	7,500
1,800	126,520	183,480	198,070	212,650	17,300	24,900	32,500	39,600	7,480	9,450	9,780	10,110	4,360	6,560	7,050	7,540
1,825	127,660	185,180	199,910	214,640	17,410	25,120	32,820	40,030	7,550	9,540	9,875	10,210	4,400	6,630	7,130	7,630
1,850	128,800	186,880	201,760	216,630	17,520	25,340	33,140	40,460	7,620	9,630	9,970	10,310	4,440	6,700	7,210	7,720
1,875	129,940	188,580	203,600	218,620	17,630	25,560	33,460	40,890	7,690	9,720	10,065	10,410	4,480	6,770	7,290	7,810
1,900	131,060	190,270	205,430	220,590	17,730	25,760	33,780	41,310	7,750	9,820	10,165	10,510	4,500	6,850	7,365	7,880
1,925	132,070	191,780	207,060	222,340	17,920	26,010	34,100	41,690	7,810	9,910	10,260	10,610	4,530	6,920	7,440	7,960
1,950	133,080	193,290	208,690	224,090	18,110	26,260	34,420	42,070	7,870	10,000	10,355	10,710	4,560	6,990	7,515	8,040
1,975	134,090	194,800	210,320	225,840	18,300	26,510	34,740	42,450	7,930	10,090	10,450	10,810	4,590	7,060	7,590	8,120
2,000	135,090	196,290	211,930	227,570	18,480	26,770	35,050	42,810	8,000	10,180	10,540	10,900	4,630	7,130	7,665	8,200
2,050	137,310	199,650	215,570	231,480	18,680	27,160	35,640	43,590	8,130	10,360	10,735	11,110	4,700	7,270	7,815	8,360
2,100	139,530	203,000	219,190	235,380	18,870	27,550	36,220	44,370	8,250	10,540	10,925	11,310	4,760	7,410	7,965	8,520
2,150	141,740	206,340	222,810	239,270	19,070	27,940	36,810	45,160	8,370	10,720	11,115	11,510	4,820	7,550	8,110	8,670

METAL-POST FRAME HOMES (Continued)

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
2,200	143,950	209,680	226,420	243,160	19,260	28,330	37,390	45,940	8,490	10,900	11,300	11,700	4,870	7,680	8,250	8,820
2,250	145,910	212,640	229,610	246,580	19,620	28,800	37,980	46,620	8,610	11,070	11,480	11,890	4,920	7,810	8,390	8,970
2,300	147,860	215,600	232,800	249,990	19,970	29,270	38,560	47,300	8,720	11,240	11,660	12,080	4,970	7,930	8,525	9,120
2,350	149,810	218,560	235,980	253,400	20,330	29,740	39,140	47,980	8,830	11,410	11,840	12,270	5,020	8,060	8,665	9,270
2,400	151,750	221,510	239,160	256,800	20,690	30,210	39,720	48,650	8,930	11,570	12,010	12,450	5,060	8,180	8,795	9,410
2,450	153,880	224,730	242,650	260,560	20,890	30,610	40,320	49,450	9,030	11,730	12,180	12,630	5,140	8,300	8,925	9,550
2,500	156,000	227,950	246,140	264,320	21,080	31,000	40,910	50,240	9,130	11,880	12,340	12,800	5,210	8,420	9,050	9,680
2,550	158,230	231,330	249,800	268,270	21,280	31,400	41,510	51,040	9,240	12,040	12,510	12,980	5,280	8,540	9,175	9,810
2,600	160,450	234,710	253,460	272,210	21,480	31,790	42,100	51,830	9,350	12,200	12,680	13,160	5,340	8,650	9,295	9,940
2,650	162,470	237,800	256,790	275,770	21,840	32,270	42,690	52,520	9,460	12,360	12,845	13,330	5,410	8,760	9,415	10,070
2,700	164,490	240,890	260,110	279,320	22,200	32,740	43,280	53,210	9,560	12,520	13,010	13,500	5,470	8,870	9,530	10,190
2,750	166,500	243,960	263,420	282,870	22,560	33,220	43,870	53,900	9,670	12,670	13,170	13,670	5,540	8,980	9,645	10,310
2,800	168,510	247,030	266,720	286,410	22,910	33,690	44,460	54,590	9,770	12,820	13,325	13,830	5,600	9,080	9,755	10,430
2,850	170,370	249,880	269,780	289,670	23,250	34,120	44,980	55,190	9,870	12,960	13,475	13,990	5,660	9,180	9,865	10,550
2,900	172,220	252,720	272,820	292,920	23,590	34,540	45,500	55,780	9,960	13,100	13,625	14,150	5,720	9,280	9,975	10,670
2,950	174,310	255,910	276,270	296,630	23,770	34,910	46,050	56,510	10,050	13,240	13,775	14,310	5,780	9,380	10,080	10,780
3,000	176,390	259,100	279,720	300,340	23,950	35,270	46,590	57,240	10,140	13,380	13,920	14,460	5,840	9,470	10,180	10,890
3,050	178,540	262,380	283,260	304,140	24,330	35,790	47,250	58,010	10,260	13,560	14,110	14,660	5,890	9,630	10,350	11,070
3,100	180,690	265,650	286,790	307,930	24,710	36,300	47,900	58,780	10,380	13,740	14,300	14,860	5,940	9,790	10,520	11,250
3,150	182,880	269,000	290,410	311,810	24,900	36,670	48,450	59,520	10,500	13,920	14,490	15,060	6,000	9,950	10,695	11,440
3,200	185,070	272,350	294,020	315,690	25,080	37,030	48,990	60,250	10,610	14,100	14,680	15,260	6,050	10,110	10,865	11,620
3,250	187,010	275,330	297,220	319,100	25,420	37,460	49,520	60,850	10,730	14,280	14,870	15,460	6,100	10,270	11,035	11,800
3,300	188,950	278,300	300,410	322,510	25,750	37,890	50,040	61,450	10,840	14,450	15,050	15,650	6,150	10,420	11,200	11,980
3,350	191,130	281,640	304,010	326,380	25,940	38,260	50,590	62,190	10,950	14,620	15,230	15,840	6,200	10,580	11,370	12,160
3,400	193,310	284,980	307,610	330,240	26,120	38,630	51,140	62,920	11,060	14,790	15,410	16,030	6,240	10,740	11,540	12,340
3,450	195,440	288,230	311,130	334,020	26,300	39,000	51,690	63,660	11,170	14,960	15,595	16,230	6,290	10,900	11,715	12,530
3,500	197,560	291,480	314,640	337,790	26,480	39,360	52,240	64,390	11,270	15,130	15,775	16,420	6,330	11,050	11,880	12,710
3,550	199,660	294,700	318,110	341,520	26,670	39,730	52,800	65,130	11,350	15,270	15,925	16,580	6,370	11,210	12,050	12,890
3,600	201,760	297,910	321,580	345,250	26,850	40,100	53,350	65,860	11,430	15,400	16,065	16,730	6,410	11,370	12,220	13,070
3,650	203,660	300,840	324,730	348,610	27,190	40,540	53,880	66,480	11,510	15,540	16,210	16,880	6,470	11,480	12,335	13,190
3,700	205,550	303,760	327,860	351,960	27,530	40,970	54,410	67,090	11,590	15,670	16,350	17,030	6,520	11,580	12,445	13,310
3,750	207,640	306,960	331,320	355,680	27,720	41,340	54,970	67,830	11,660	15,800	16,490	17,180	6,580	11,680	12,555	13,430
3,800	209,720	310,160	334,780	359,400	27,900	41,710	55,520	68,570	11,730	15,920	16,620	17,320	6,630	11,780	12,660	13,540
3,850	211,600	313,080	337,910	362,740	28,240	42,150	56,050	69,180	11,800	16,050	16,755	17,460	6,690	11,880	12,770	13,660
3,900	213,480	315,990	341,040	366,080	28,580	42,580	56,580	69,790	11,870	16,170	16,885	17,600	6,740	11,980	12,875	13,770
3,950	215,560	319,180	344,490	369,790	28,770	42,960	57,140	70,540	11,940	16,290	17,015	17,740	6,790	12,080	12,980	13,880
4,000	217,630	322,360	347,930	373,490	28,950	43,330	57,700	71,280	12,000	16,410	17,145	17,880	6,840	12,170	13,080	13,990
Over (Per S.F.)	54.41	80.59	86.98	93.37	7.24	10.83	14.43	17.82	3.00	4.10	4.29	4.47	1.71	3.04	3.27	3.50

METAL-WOOD FRAME HOMES

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
300	54,130	73,040	77,820	82,590	5,660	7,220	8,780	9,190	2,710	3,060	3,120	3,180	3,200	3,200	3,200	3,200
325	55,920	75,620	80,610	85,590	5,900	7,530	9,160	9,620	2,900	3,280	3,345	3,410	3,200	3,200	3,200	3,200
350	57,710	78,200	83,400	88,590	6,140	7,840	9,540	10,050	3,090	3,500	3,570	3,640	3,200	3,200	3,200	3,200
375	59,500	80,780	86,190	91,590	6,380	8,150	9,920	10,480	3,280	3,720	3,795	3,870	3,200	3,200	3,200	3,200
400	61,300	83,360	88,980	94,600	6,630	8,460	10,290	10,890	3,460	3,940	4,020	4,100	3,200	3,200	3,200	3,200
425	63,030	85,880	91,720	97,550	6,860	8,760	10,670	11,310	3,630	4,140	4,225	4,310	3,200	3,200	3,200	3,200
450	64,760	88,400	94,450	100,500	7,090	9,060	11,050	11,730	3,800	4,340	4,430	4,520	3,200	3,200	3,200	3,200
475	66,490	90,920	97,190	103,450	7,320	9,360	11,430	12,150	3,970	4,540	4,635	4,730	3,200	3,200	3,200	3,200
500	68,230	93,450	99,920	106,390	7,530	9,670	11,810	12,580	4,150	4,740	4,840	4,940	3,200	3,200	3,200	3,200
525	69,680	95,610	102,260	108,910	7,730	9,940	12,160	12,970	4,270	4,890	4,995	5,100	3,200	3,200	3,200	3,200
550	71,130	97,770	104,600	111,430	7,930	10,210	12,510	13,360	4,390	5,040	5,150	5,260	3,200	3,200	3,200	3,200
575	72,580	99,930	106,940	113,950	8,130	10,480	12,860	13,750	4,510	5,190	5,305	5,420	3,200	3,200	3,200	3,200
600	74,030	102,080	109,280	116,480	8,310	10,750	13,190	14,130	4,640	5,350	5,465	5,580	3,200	3,200	3,200	3,200
625	75,540	104,290	111,670	119,050	8,500	11,010	13,530	14,520	4,740	5,480	5,600	5,720	3,200	3,200	3,260	3,320
650	77,050	106,500	114,060	121,620	8,690	11,270	13,870	14,910	4,840	5,610	5,735	5,860	3,200	3,200	3,320	3,440
675	78,560	108,710	116,450	124,190	8,880	11,530	14,210	15,300	4,940	5,740	5,870	6,000	3,200	3,200	3,380	3,560
700	80,050	110,900	118,840	126,770	9,050	11,800	14,540	15,680	5,030	5,850	5,985	6,120	3,200	3,200	3,445	3,690
725	81,460	112,980	121,090	129,200	9,230	12,060	14,880	16,080	5,100	5,950	6,090	6,230	3,200	3,310	3,560	3,810
750	82,870	115,060	123,350	131,630	9,410	12,320	15,220	16,480	5,170	6,050	6,195	6,340	3,200	3,420	3,675	3,930
775	84,280	117,140	125,600	134,060	9,590	12,580	15,560	16,880	5,240	6,150	6,300	6,450	3,200	3,530	3,790	4,050
800	85,690	119,210	127,850	136,490	9,780	12,840	15,900	17,260	5,300	6,230	6,385	6,540	3,200	3,630	3,905	4,180
825	86,970	121,120	129,920	138,720	9,940	13,080	16,210	17,630	5,340	6,300	6,460	6,620	3,200	3,730	4,015	4,300
850	88,250	123,030	131,990	140,950	10,100	13,320	16,520	18,000	5,380	6,370	6,535	6,700	3,200	3,830	4,125	4,420
875	89,530	124,940	134,060	143,180	10,260	13,560	16,830	18,370	5,420	6,440	6,610	6,780	3,200	3,930	4,235	4,540
900	90,820	126,840	136,130	145,420	10,410	13,780	17,150	18,730	5,470	6,510	6,680	6,850	3,200	4,040	4,345	4,650
925	92,060	128,700	138,150	147,600	10,560	14,020	17,470	19,110	5,480	6,550	6,725	6,900	3,200	4,140	4,455	4,770
950	93,300	130,560	140,170	149,780	10,710	14,260	17,790	19,490	5,490	6,590	6,770	6,950	3,200	4,240	4,565	4,890
975	94,540	132,420	142,190	151,960	10,860	14,500	18,110	19,870	5,500	6,630	6,815	7,000	3,200	4,340	4,675	5,010
1,000	95,760	134,270	144,210	154,150	11,020	14,720	18,420	20,240	5,520	6,670	6,860	7,050	3,200	4,450	4,780	5,110
1,025	97,070	136,200	146,290	156,380	11,150	14,930	18,700	20,590	5,600	6,770	6,965	7,160	3,200	4,550	4,885	5,220
1,050	98,380	138,130	148,370	158,610	11,280	15,140	18,980	20,940	5,680	6,870	7,070	7,270	3,200	4,650	4,990	5,330
1,075	99,690	140,060	150,450	160,840	11,410	15,350	19,260	21,290	5,760	6,970	7,175	7,380	3,200	4,750	5,095	5,440
1,100	100,980	141,970	152,530	163,080	11,540	15,550	19,550	21,620	5,820	7,080	7,285	7,490	3,200	4,840	5,200	5,560
1,125	102,250	143,840	154,550	165,250	11,670	15,760	19,850	21,980	5,890	7,170	7,380	7,590	3,200	4,940	5,305	5,670
1,150	103,520	145,710	156,570	167,420	11,800	15,970	20,150	22,340	5,960	7,260	7,475	7,690	3,200	5,040	5,410	5,780
1,175	104,790	147,580	158,590	169,590	11,930	16,180	20,450	22,700	6,030	7,350	7,570	7,790	3,200	5,140	5,515	5,890

METAL-WOOD FRAME HOMES (Continued)

S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1/4 BSMT	1/2 BSMT	3/4 BSMT	Full BSMT	1 Story	1 1/2 Story	1 3/4 Story	2 Story	1 Story	1 1/2 Story	1 3/4 Story	2 Story
1,200	106,040	149,440	160,600	171,760	12,060	16,400	20,730	23,060	6,080	7,440	7,665	7,890	3,200	5,220	5,610	6,000
1,225	107,290	151,290	162,600	173,910	12,170	16,600	21,010	23,410	6,130	7,520	7,750	7,980	3,260	5,290	5,685	6,080
1,250	108,540	153,140	164,600	176,060	12,280	16,800	21,290	23,760	6,180	7,600	7,835	8,070	3,320	5,360	5,760	6,160
1,275	109,790	154,990	166,600	178,210	12,390	17,000	21,570	24,110	6,230	7,680	7,920	8,160	3,380	5,430	5,835	6,240
1,300	111,020	156,820	168,590	180,350	12,510	17,180	21,840	24,450	6,290	7,750	7,995	8,240	3,420	5,500	5,910	6,320
1,325	112,230	158,610	170,520	182,430	12,630	17,380	22,130	24,820	6,330	7,820	8,070	8,320	3,470	5,570	5,985	6,400
1,350	113,440	160,400	172,460	184,510	12,750	17,580	22,420	25,190	6,370	7,890	8,145	8,400	3,520	5,640	6,060	6,480
1,375	114,650	162,190	174,390	186,590	12,870	17,780	22,710	25,560	6,410	7,960	8,220	8,480	3,570	5,710	6,135	6,560
1,400	115,840	163,970	176,320	188,670	12,980	17,990	23,000	25,920	6,460	8,020	8,280	8,540	3,620	5,760	6,190	6,620
1,425	117,010	165,700	178,200	190,690	13,080	18,180	23,280	26,270	6,490	8,080	8,340	8,600	3,670	5,820	6,255	6,690
1,450	118,180	167,430	180,070	192,710	13,180	18,370	23,560	26,620	6,520	8,140	8,400	8,660	3,720	5,880	6,320	6,760
1,475	119,350	169,160	181,950	194,730	13,280	18,560	23,840	26,970	6,550	8,200	8,460	8,720	3,770	5,940	6,385	6,830
1,500	120,500	170,870	183,810	196,740	13,370	18,740	24,100	27,330	6,590	8,240	8,515	8,790	3,820	6,000	6,445	6,890
1,525	121,750	172,710	185,790	198,870	13,460	18,920	24,370	27,680	6,670	8,350	8,625	8,900	3,870	6,050	6,500	6,950
1,550	123,000	174,550	187,780	201,000	13,550	19,100	24,640	28,030	6,750	8,460	8,735	9,010	3,920	6,100	6,555	7,010
1,575	124,250	176,390	189,760	203,130	13,640	19,280	24,910	28,380	6,830	8,570	8,845	9,120	3,970	6,150	6,610	7,070
1,600	125,510	178,210	191,740	205,260	13,740	19,460	25,190	28,740	6,900	8,660	8,950	9,240	4,010	6,210	6,675	7,140
1,625	126,610	179,830	193,480	207,130	13,820	19,620	25,430	29,060	6,980	8,760	9,055	9,350	4,050	6,260	6,725	7,190
1,650	127,710	181,450	195,230	209,000	13,900	19,780	25,670	29,380	7,060	8,860	9,160	9,460	4,090	6,310	6,775	7,240
1,675	128,810	183,070	196,970	210,870	13,980	19,940	25,910	29,700	7,140	8,960	9,265	9,570	4,130	6,360	6,825	7,290
1,700	129,910	184,690	198,710	212,720	14,040	20,090	26,150	30,030	7,200	9,060	9,370	9,680	4,180	6,400	6,875	7,350
1,725	131,100	186,430	200,590	214,740	14,120	20,260	26,420	30,390	7,270	9,160	9,475	9,790	4,230	6,440	6,920	7,400
1,750	132,290	188,170	202,470	216,760	14,200	20,430	26,690	30,750	7,340	9,260	9,580	9,900	4,280	6,480	6,965	7,450
1,775	133,480	189,910	204,350	218,780	14,280	20,600	26,960	31,110	7,410	9,360	9,685	10,010	4,330	6,520	7,010	7,500
1,800	134,670	191,630	206,220	220,800	14,340	20,770	27,210	31,450	7,480	9,450	9,780	10,110	4,360	6,560	7,050	7,540
1,825	135,880	193,400	208,130	222,860	14,410	20,940	27,470	31,810	7,550	9,540	9,875	10,210	4,400	6,630	7,130	7,630
1,850	137,090	195,170	210,050	224,920	14,480	21,110	27,730	32,170	7,620	9,630	9,970	10,310	4,440	6,700	7,210	7,720
1,875	138,300	196,940	211,960	226,980	14,550	21,280	27,990	32,530	7,690	9,720	10,065	10,410	4,480	6,770	7,290	7,810
1,900	139,500	198,700	213,860	229,020	14,600	21,430	28,260	32,870	7,750	9,820	10,165	10,510	4,500	6,850	7,365	7,880
1,925	140,550	200,250	215,530	230,810	14,660	21,580	28,500	33,200	7,810	9,910	10,260	10,610	4,530	6,920	7,440	7,960
1,950	141,600	201,800	217,200	232,600	14,720	21,730	28,740	33,530	7,870	10,000	10,355	10,710	4,560	6,990	7,515	8,040
1,975	142,650	203,350	218,870	234,390	14,780	21,880	28,980	33,860	7,930	10,090	10,450	10,810	4,590	7,060	7,590	8,120
2,000	143,710	204,910	220,550	236,190	14,820	22,020	29,210	34,190	8,000	10,180	10,540	10,900	4,630	7,130	7,665	8,200
2,050	146,050	208,380	224,300	240,210	15,080	22,420	29,760	34,850	8,130	10,360	10,735	11,110	4,700	7,270	7,815	8,360
2,100	148,390	211,850	228,040	244,230	15,340	22,820	30,310	35,510	8,250	10,540	10,925	11,310	4,760	7,410	7,965	8,520
2,150	150,720	215,310	231,780	248,240	15,600	23,230	30,860	36,180	8,370	10,720	11,115	11,510	4,820	7,550	8,110	8,670

METAL-WOOD FRAME HOMES (Continued)

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S.F.	BASE COST				BASEMENT (ADD)				NO HEATING (DEDUCT)				AIR CONDITIONING (ADD)			
	1 Story	1 ½ Story	1 ¾ Story	2 Story	¼ BSMT	½ BSMT	¾ BSMT	Full BSMT	1 Story	1 ½ Story	1 ¾ Story	2 Story	1 Story	1 ½ Story	1 ¾ Story	2 Story
2,200	153,040	218,770	235,510	252,250	15,860	23,630	31,410	36,850	8,490	10,900	11,300	11,700	4,870	7,680	8,250	8,820
2,250	155,070	221,800	238,770	255,740	16,110	24,010	31,920	37,460	8,610	11,070	11,480	11,890	4,920	7,810	8,390	8,970
2,300	157,090	224,830	242,030	259,220	16,350	24,390	32,430	38,070	8,720	11,240	11,660	12,080	4,970	7,930	8,525	9,120
2,350	159,110	227,860	245,280	262,700	16,600	24,770	32,940	38,680	8,830	11,410	11,840	12,270	5,020	8,060	8,665	9,270
2,400	161,120	230,880	248,530	266,170	16,840	25,140	33,440	39,280	8,930	11,570	12,010	12,450	5,060	8,180	8,795	9,410
2,450	163,360	234,220	252,140	270,050	17,090	25,550	34,000	39,960	9,030	11,730	12,180	12,630	5,140	8,300	8,925	9,550
2,500	165,600	237,560	255,750	273,930	17,340	25,950	34,560	40,640	9,130	11,880	12,340	12,800	5,210	8,420	9,050	9,680
2,550	167,950	241,060	259,530	277,990	17,590	26,350	35,120	41,320	9,240	12,040	12,510	12,980	5,280	8,540	9,175	9,810
2,600	170,290	244,550	263,300	282,040	17,840	26,750	35,670	41,990	9,350	12,200	12,680	13,160	5,340	8,650	9,295	9,940
2,650	172,380	247,710	266,690	285,670	18,080	27,130	36,180	42,610	9,460	12,360	12,845	13,330	5,410	8,760	9,415	10,070
2,700	174,470	250,860	270,080	289,300	18,320	27,500	36,690	43,230	9,560	12,520	13,010	13,500	5,470	8,870	9,530	10,190
2,750	176,550	254,010	273,470	292,920	18,560	27,880	37,200	43,850	9,670	12,670	13,170	13,670	5,540	8,980	9,645	10,310
2,800	178,630	257,150	276,840	296,530	18,790	28,250	37,710	44,470	9,770	12,820	13,325	13,830	5,600	9,080	9,755	10,430
2,850	180,530	260,040	279,940	299,840	19,000	28,580	38,160	45,020	9,870	12,960	13,475	13,990	5,660	9,180	9,865	10,550
2,900	182,430	262,930	283,040	303,140	19,200	28,910	38,610	45,570	9,960	13,100	13,625	14,150	5,720	9,280	9,975	10,670
2,950	184,610	266,220	286,580	306,940	19,430	29,280	39,130	46,210	10,050	13,240	13,775	14,310	5,780	9,380	10,080	10,780
3,000	186,790	269,500	290,120	310,740	19,650	29,650	39,650	46,840	10,140	13,380	13,920	14,460	5,840	9,470	10,180	10,890
3,050	189,040	272,870	293,750	314,630	19,900	30,050	40,200	47,520	10,260	13,560	14,110	14,660	5,890	9,630	10,350	11,070
3,100	191,280	276,240	297,380	318,510	20,140	30,440	40,750	48,200	10,380	13,740	14,300	14,860	5,940	9,790	10,520	11,250
3,150	193,560	279,680	301,090	322,490	20,360	30,810	41,270	48,840	10,500	13,920	14,490	15,060	6,000	9,950	10,695	11,440
3,200	195,840	283,120	304,790	326,460	20,570	31,180	41,790	49,470	10,610	14,100	14,680	15,260	6,050	10,110	10,865	11,620
3,250	197,830	286,150	308,040	329,920	20,770	31,510	42,240	50,030	10,730	14,280	14,870	15,460	6,100	10,270	11,035	11,800
3,300	199,820	289,170	311,280	333,380	20,970	31,830	42,690	50,580	10,840	14,450	15,050	15,650	6,150	10,420	11,200	11,980
3,350	202,090	292,600	314,970	337,340	21,180	32,200	43,210	51,230	10,950	14,620	15,230	15,840	6,200	10,580	11,370	12,160
3,400	204,360	296,030	318,670	341,300	21,390	32,560	43,730	51,870	11,060	14,790	15,410	16,030	6,240	10,740	11,540	12,340
3,450	206,580	299,380	322,280	345,170	21,600	32,920	44,240	52,510	11,170	14,960	15,595	16,230	6,290	10,900	11,715	12,530
3,500	208,800	302,720	325,880	349,030	21,810	33,280	44,750	53,140	11,270	15,130	15,775	16,420	6,330	11,050	11,880	12,710
3,550	211,000	306,030	329,450	352,860	22,020	33,640	45,270	53,790	11,350	15,270	15,925	16,580	6,370	11,210	12,050	12,890
3,600	213,190	309,340	333,020	356,690	22,220	34,000	45,780	54,430	11,430	15,400	16,065	16,730	6,410	11,370	12,220	13,070
3,650	215,140	312,320	336,210	360,090	22,410	34,330	46,240	55,000	11,510	15,540	16,210	16,880	6,470	11,480	12,335	13,190
3,700	217,080	315,290	339,390	363,490	22,600	34,650	46,690	55,560	11,590	15,670	16,350	17,030	6,520	11,580	12,445	13,310
3,750	219,260	318,590	342,950	367,300	22,810	35,010	47,210	56,210	11,660	15,800	16,490	17,180	6,580	11,680	12,555	13,430
3,800	221,430	321,880	346,500	371,110	23,010	35,370	47,730	56,860	11,730	15,920	16,620	17,320	6,630	11,780	12,660	13,540
3,850	223,360	324,840	349,670	374,500	23,190	35,690	48,180	57,430	11,800	16,050	16,755	17,460	6,690	11,880	12,770	13,660
3,900	225,290	327,790	352,840	377,890	23,370	36,000	48,630	57,990	11,870	16,170	16,885	17,600	6,740	11,980	12,875	13,770
3,950	227,460	331,070	356,380	381,690	23,570	36,360	49,150	58,640	11,940	16,290	17,015	17,740	6,790	12,080	12,980	13,880
4,000	229,620	334,350	359,920	385,480	23,760	36,710	49,660	59,280	12,000	16,410	17,145	17,880	6,840	12,170	13,080	13,990
Over (Per S.F.)	57.41	83.59	89.98	96.37	5.94	9.18	12.42	14.82	3.00	4.10	4.29	4.47	1.71	3.04	3.27	3.50

BERMED AND EARTH HOMES

S.F.	1 Story Bermed	1 Story Earth	No Heating (Deduct)	Air Cond (Add)	¼ BSMT (Add)	½ BSMT (Add)	¾ BSMT (Add)	Full BSMT
600	\$80,650	\$95,800	\$4,640	\$3,200	\$8,310	\$10,750	\$13,190	\$14,130
625	82,320	97,960	4,740	3,200	8,500	11,010	13,530	14,520
650	83,990	100,120	4,840	3,200	8,690	11,270	13,870	14,910
675	85,660	102,280	4,940	3,200	8,880	11,530	14,210	15,300
700	87,330	104,420	5,030	3,200	9,050	11,800	14,540	15,680
725	88,930	106,540	5,100	3,200	9,230	12,060	14,880	16,080
750	90,530	108,660	5,170	3,200	9,410	12,320	15,220	16,480
775	92,130	110,780	5,240	3,200	9,590	12,580	15,560	16,880
800	93,710	112,890	5,300	3,200	9,780	12,840	15,900	17,260
825	95,160	114,820	5,340	3,200	9,940	13,080	16,210	17,630
850	96,610	116,750	5,380	3,200	10,100	13,320	16,520	18,000
875	98,060	118,680	5,420	3,200	10,260	13,560	16,830	18,370
900	99,490	120,620	5,470	3,200	10,410	13,780	17,150	18,730
925	100,900	122,530	5,480	3,200	10,560	14,020	17,470	19,110
950	102,310	124,440	5,490	3,200	10,710	14,260	17,790	19,490
975	103,720	126,350	5,500	3,200	10,860	14,500	18,110	19,870
1,000	105,110	128,260	5,520	3,200	11,020	14,720	18,420	20,240
1,025	106,570	130,190	5,600	3,200	11,150	14,930	18,700	20,590
1,050	108,030	132,120	5,680	3,200	11,280	15,140	18,980	20,940
1,075	109,490	134,050	5,760	3,200	11,410	15,350	19,260	21,290
1,100	110,930	135,960	5,820	3,200	11,540	15,550	19,550	21,620
1,125	112,360	137,900	5,890	3,200	11,670	15,760	19,850	21,980
1,150	113,790	139,840	5,960	3,200	11,800	15,970	20,150	22,340
1,175	115,220	141,780	6,030	3,200	11,930	16,180	20,450	22,700
1,200	116,650	143,700	6,080	3,200	12,060	16,400	20,730	23,060
1,225	118,050	145,570	6,130	3,260	12,170	16,600	21,010	23,410
1,250	119,450	147,440	6,180	3,320	12,280	16,800	21,290	23,760
1,275	120,850	149,310	6,230	3,380	12,390	17,000	21,570	24,110
1,300	122,230	151,160	6,290	3,420	12,510	17,180	21,840	24,450
1,325	123,600	153,040	6,330	3,470	12,630	17,380	22,130	24,820
1,350	124,970	154,920	6,370	3,520	12,750	17,580	22,420	25,190
1,375	126,340	156,800	6,410	3,570	12,870	17,780	22,710	25,560
1,400	127,720	158,660	6,460	3,620	12,980	17,990	23,000	25,920
1,425	129,040	160,440	6,490	3,670	13,080	18,180	23,280	26,270
1,450	130,360	162,220	6,520	3,720	13,180	18,370	23,560	26,620
1,475	131,680	164,000	6,550	3,770	13,280	18,560	23,840	26,970

BERMED AND EARTH HOMES (Continued)

S.F.	1 Story Bermed	1 Story Earth	No Heating (Deduct)	Air Cond (Add)	¼ BSMT (Add)	½ BSMT (Add)	¾ BSMT (Add)	Full BSMT
1,500	\$132,980	\$165,790	\$6,590	\$3,820	\$13,370	\$18,740	\$24,100	\$27,330
1,525	134,380	167,660	6,670	3,870	13,460	18,920	24,370	27,680
1,550	135,780	169,530	6,750	3,920	13,550	19,100	24,640	28,030
1,575	137,180	171,400	6,830	3,970	13,640	19,280	24,910	28,380
1,600	138,580	173,270	6,900	4,010	13,740	19,460	25,190	28,740
1,625	139,830	175,010	6,980	4,050	13,820	19,620	25,430	29,060
1,650	141,080	176,750	7,060	4,090	13,900	19,780	25,670	29,380
1,675	142,330	178,490	7,140	4,130	13,980	19,940	25,910	29,700
1,700	143,580	180,220	7,200	4,180	14,040	20,090	26,150	30,030
1,725	144,920	182,030	7,270	4,230	14,120	20,260	26,420	30,390
1,750	146,260	183,840	7,340	4,280	14,200	20,430	26,690	30,750
1,775	147,600	185,650	7,410	4,330	14,280	20,600	26,960	31,110
1,800	148,940	187,450	7,480	4,360	14,340	20,770	27,210	31,450
1,825	150,290	189,280	7,550	4,400	14,410	20,940	27,470	31,810
1,850	151,640	191,110	7,620	4,440	14,480	21,110	27,730	32,170
1,875	152,990	192,940	7,690	4,480	14,550	21,280	27,990	32,530
1,900	154,350	194,750	7,750	4,500	14,600	21,430	28,260	32,870
1,925	155,560	196,440	7,810	4,530	14,660	21,580	28,500	33,200
1,950	156,770	198,130	7,870	4,560	14,720	21,730	28,740	33,530
1,975	157,980	199,820	7,930	4,590	14,780	21,880	28,980	33,860
2,000	159,170	201,510	8,000	4,630	14,820	22,020	29,210	34,190
2,050	161,800	205,080	8,130	4,700	15,080	22,420	29,760	34,850
2,100	164,420	208,640	8,250	4,760	15,340	22,820	30,310	35,510
2,150	167,020	212,140	8,370	4,820	15,600	23,230	30,860	36,180
2,200	169,620	215,640	8,490	4,870	15,860	23,630	31,410	36,850
2,250	171,940	218,930	8,610	4,920	16,110	24,010	31,920	37,460
2,300	174,250	222,220	8,720	4,970	16,350	24,390	32,430	38,070
2,350	176,540	225,450	8,830	5,020	16,600	24,770	32,940	38,680
2,400	178,820	228,670	8,930	5,060	16,840	25,140	33,440	39,280
2,450	181,350	232,140	9,030	5,140	17,090	25,550	34,000	39,960
2,500	183,880	235,610	9,130	5,210	17,340	25,950	34,560	40,640
2,550	186,500	239,130	9,240	5,280	17,590	26,350	35,120	41,320
2,600	189,110	242,650	9,350	5,340	17,840	26,750	35,670	41,990
2,650	191,490	246,010	9,460	5,410	18,080	27,130	36,180	42,610
2,700	193,870	249,360	9,560	5,470	18,320	27,500	36,690	43,230
2,750	196,230	252,650	9,670	5,540	18,560	27,880	37,200	43,850

BERMED AND EARTH HOMES (Continued)

S.F.	1 Story Bermed	1 Story Earth	No Heating (Deduct)	Air Cond (Add)	¼ BSMT (Add)	½ BSMT (Add)	¾ BSMT (Add)	Full BSMT
2,800	\$198,580	\$255,940	\$9,770	\$5,600	\$18,790	\$28,250	\$37,710	\$44,470
2,850	200,750	259,040	9,870	5,660	19,000	28,580	38,160	45,020
2,900	202,910	262,140	9,960	5,720	19,200	28,910	38,610	45,570
2,950	205,350	265,490	10,050	5,780	19,430	29,280	39,130	46,210
3,000	207,790	268,830	10,140	5,840	19,650	29,650	39,650	46,840
3,050	210,330	272,350	10,260	5,890	19,900	30,050	40,200	47,520
3,100	212,870	275,860	10,380	5,940	20,140	30,440	40,750	48,200
3,150	215,420	279,310	10,500	6,000	20,360	30,810	41,270	48,840
3,200	217,970	282,760	10,610	6,050	20,570	31,180	41,790	49,470
3,250	220,220	285,960	10,730	6,100	20,770	31,510	42,240	50,030
3,300	222,470	289,150	10,840	6,150	20,970	31,830	42,690	50,580
3,350	225,010	292,590	10,950	6,200	21,180	32,200	43,210	51,230
3,400	227,540	296,020	11,060	6,240	21,390	32,560	43,730	51,870
3,450	230,030	299,410	11,170	6,290	21,600	32,920	44,240	52,510
3,500	232,510	302,790	11,270	6,330	21,810	33,280	44,750	53,140
3,550	234,970	306,150	11,350	6,370	22,020	33,640	45,270	53,790
3,600	237,420	309,510	11,430	6,410	22,220	34,000	45,780	54,430
Over (Per S.F.)	65.95	85.98	3.18	1.78	6.17	9.44	12.72	15.12

ATTICS (ABOVE MAIN AREA)

S.F. (of main)	Floor & Stairs	¼ Finish	½ Finish	¾ Finish	Full Finish
300	\$2,550	\$6,450	\$7,790	\$9,140	\$10,480
325	2,650	6,650	8,070	9,500	10,920
350	2,750	6,850	8,350	9,860	11,360
375	2,850	7,050	8,630	10,220	11,800
400	2,950	7,250	8,910	10,580	12,240
425	3,050	7,450	9,200	10,950	12,690
450	3,150	7,650	9,490	11,320	13,140
475	3,250	7,850	9,780	11,690	13,590
500	3,360	8,060	10,050	12,040	14,030
525	3,460	8,250	10,310	12,380	14,440
550	3,560	8,440	10,570	12,720	14,850
575	3,660	8,630	10,830	13,060	15,260
600	3,760	8,810	11,100	13,390	15,680
625	3,860	9,000	11,360	13,730	16,090
650	3,960	9,190	11,620	14,070	16,500
675	4,060	9,380	11,880	14,410	16,910
700	4,170	9,560	12,150	14,740	17,330
725	4,270	9,740	12,400	15,060	17,720
750	4,370	9,920	12,650	15,380	18,110
775	4,470	10,100	12,900	15,700	18,500
800	4,570	10,260	13,130	16,000	18,870
825	4,670	10,430	13,370	16,300	19,240
850	4,770	10,600	13,610	16,600	19,610
875	4,870	10,770	13,850	16,900	19,980
900	4,980	10,930	14,070	17,210	20,360
925	5,080	11,100	14,310	17,510	20,730
950	5,180	11,270	14,550	17,810	21,100
975	5,280	11,440	14,790	18,110	21,470
1,000	5,380	11,600	15,010	18,420	21,830
1,025	5,480	11,780	15,260	18,740	22,220
1,050	5,580	11,960	15,510	19,060	22,610
1,075	5,680	12,140	15,760	19,380	23,000
1,100	5,790	12,300	15,990	19,680	23,370
1,125	5,890	12,470	16,230	19,980	23,740
1,150	5,990	12,640	16,470	20,280	24,110
1,175	6,090	12,810	16,710	20,580	24,480
1,200	6,190	12,970	16,930	20,890	24,840
1,225	6,290	13,140	17,170	21,190	25,210
1,250	6,390	13,310	17,410	21,490	25,580
1,275	6,490	13,480	17,650	21,790	25,950
1,300	6,600	13,640	17,870	22,090	26,320
1,325	6,700	13,800	18,100	22,380	26,680
1,350	6,800	13,960	18,330	22,670	27,040
1,375	6,900	14,120	18,560	22,960	27,400
1,400	7,000	14,290	18,770	23,250	27,740
1,425	7,100	14,450	18,990	23,530	28,080
1,450	7,200	14,610	19,210	23,810	28,420
1,475	7,300	14,770	19,430	24,090	28,760

ATTICS (ABOVE MAIN AREA) (Continued)

S.F. (of main)	Floor & Stairs	¼ Finish	½ Finish	¾ Finish	Full Finish
1,500	\$7,410	\$14,910	\$19,640	\$24,370	\$29,100
1,525	7,510	15,070	19,870	24,660	29,460
1,550	7,610	15,230	20,100	24,950	29,820
1,575	7,710	15,390	20,330	25,240	30,180
1,600	7,810	15,550	20,540	25,530	30,520
1,625	7,910	15,710	20,760	25,810	30,860
1,650	8,010	15,870	20,980	26,090	31,200
1,675	8,110	16,030	21,200	26,370	31,540
1,700	8,220	16,180	21,410	26,650	31,890
1,725	8,320	16,330	21,620	26,920	32,220
1,750	8,420	16,480	21,830	27,190	32,550
1,775	8,520	16,630	22,040	27,460	32,880
1,800	8,620	16,770	22,250	27,730	33,210
1,825	8,720	16,930	22,470	28,010	33,550
1,850	8,820	17,090	22,690	28,290	33,890
1,875	8,920	17,250	22,910	28,570	34,230
1,900	9,030	17,390	23,120	28,840	34,570
1,925	9,130	17,540	23,330	29,110	34,900
1,950	9,230	17,690	23,540	29,380	35,230
1,975	9,330	17,840	23,750	29,650	35,560
2,000	9,430	17,990	23,950	29,910	35,880
2,050	9,640	18,320	24,410	30,500	36,600
2,100	9,840	18,640	24,870	31,090	37,320
2,150	10,040	18,970	25,330	31,680	38,040
2,200	10,240	19,300	25,780	32,270	38,750
2,250	10,450	19,620	26,220	32,840	39,450
2,300	10,650	19,930	26,660	33,400	40,140
2,350	10,850	20,250	27,110	33,970	40,840
2,400	11,050	20,560	27,550	34,540	41,530
2,450	11,260	20,880	27,990	35,110	42,220
2,500	11,460	21,190	28,430	35,670	42,910
2,550	11,660	21,530	28,900	36,280	43,650
2,600	11,860	21,860	29,370	36,880	44,390
2,650	12,070	22,200	29,840	37,480	45,130
2,700	12,270	22,530	30,300	38,080	45,860
2,750	12,470	22,860	30,770	38,690	46,600
2,800	12,670	23,190	31,240	39,290	47,330
2,850	12,880	23,520	31,690	39,870	48,040
2,900	13,080	23,840	32,140	40,450	48,750
2,950	13,280	24,180	32,610	41,050	49,490
3,000	13,480	24,510	33,080	41,650	50,220
3,050	13,690	24,850	33,560	42,260	50,970
3,100	13,890	25,190	34,030	42,870	51,710
3,150	14,090	25,540	34,520	43,500	52,480
3,200	14,290	25,890	35,010	44,130	53,250
3,250	14,500	26,230	35,490	44,740	54,000
3,300	14,700	26,560	35,960	45,350	54,750
3,350	14,900	26,920	36,450	45,990	55,520

ATTICS (ABOVE MAIN AREA) (Continued)

S.F. (of main)	Floor & Stairs	1/4 Finish	1/2 Finish	3/4 Finish	Full Finish
3,400	\$15,100	\$27,270	\$36,940	\$46,620	\$56,290
3,450	15,310	27,610	37,420	47,230	57,040
3,500	15,510	27,950	37,890	47,840	57,780
3,550	15,710	28,290	38,360	48,450	58,530
3,600	15,910	28,620	38,830	49,050	59,270
3,650	16,120	28,960	39,310	49,660	60,010
3,700	16,320	29,290	39,780	50,260	60,750
3,750	16,520	29,630	40,250	50,870	61,490
3,800	16,720	29,970	40,720	51,470	62,230
3,850	16,930	30,310	41,190	52,080	62,970
3,900	17,130	30,640	41,660	52,690	63,710
3,950	17,330	30,980	42,140	53,300	64,450
4,000	17,530	31,310	42,610	53,900	65,190
Over (Per S.F.)	4.38	7.83	10.65	13.48	16.30

PORCHES

S.F.	Frame Porches		Brick Porches		Log Porches		Enclosures	Basement	Concrete Stoops/Decks	
	1 Story	2 Story	1 Story	2 Story	1 Story	2 Story	(Add)	(Add)	Plain	w/ Rail
5	\$385	\$525	\$560	\$880	\$475	\$710	\$130	\$70	\$390	\$515
10	770	1,050	1,120	1,760	950	1,420	260	140	780	1,030
20	1,460	2,000	2,120	3,320	1,810	2,690	510	280	1,090	1,380
30	2,080	2,860	2,990	4,680	2,550	3,820	760	420	1,360	1,730
40	2,620	3,630	3,730	5,850	3,200	4,790	1,010	560	1,630	2,000
50	3,080	4,300	4,340	6,830	3,740	5,620	1,260	700	1,900	2,270
60	3,470	4,870	4,830	7,600	4,180	6,300	1,470	840	2,050	2,500
70	3,770	5,350	5,190	8,190	4,520	6,840	1,700	970	2,210	2,730
80	4,010	5,730	5,430	8,570	4,750	7,220	1,940	1,110	2,370	2,960
90	4,160	6,020	5,530	8,760	4,880	7,460	2,190	1,250	2,530	3,200
100	4,240	6,220	5,510	8,760	4,910	7,550	2,430	1,390	2,690	3,430
125	5,080	7,490	6,520	10,380	5,830	9,000	2,880	1,760	—	—
150	5,820	8,660	7,380	11,770	6,640	10,280	3,330	2,120	—	—
175	6,480	9,710	8,090	12,920	7,320	11,390	3,710	2,490	—	—
200	7,260	10,920	9,000	14,400	8,170	12,740	4,120	2,860	—	—
225	8,010	12,080	9,860	15,790	8,980	14,020	4,540	3,210	—	—
250	8,720	13,200	10,660	17,090	9,730	15,240	4,730	3,560	—	—
Over (Per S.F.)	34.35	52.16	41.75	66.98	38.23	59.93	18.92	14.23	26.90	34.30

Three season porches should be priced as one story frame additions with a deduction of \$3.50 P.S.F. for no heat.

ADDITIONS

*1 Story						**1 Story (High Ceilings)					Add for			Air Cond.
S.F.	Frame	Brick	Log	Metal Post Frame	Metal WD Frame	Frame	Brick	Log	Metal Post Frame	Metal WD Frame	Add for BSMT	Add for BSMT (Post Frame)	Add for Attic	1 Story
5	\$570	\$610	\$640	\$510	\$530	\$750	\$850	\$910	\$670	\$700	\$70	\$90	\$70	\$10
10	1,130	1,220	1,270	1,020	1,050	1,490	1,690	1,820	1,340	1,390	140	170	140	20
20	2,200	2,370	2,470	1,910	2,040	2,880	3,270	3,500	2,470	2,680	280	410	280	40
30	3,090	3,330	3,480	2,680	2,870	3,980	4,530	4,860	3,390	3,700	420	610	420	70
40	3,840	4,150	4,330	3,320	3,570	4,870	5,550	5,960	4,110	4,520	560	810	560	90
50	4,460	4,810	5,020	3,990	4,150	5,540	6,330	6,810	4,880	5,140	700	860	700	110
60	4,940	5,330	5,560	4,400	4,590	5,980	6,860	7,390	5,230	5,540	840	1,030	830	130
70	5,530	5,960	6,220	4,690	4,920	6,590	7,580	8,170	5,370	5,750	970	1,200	970	150
80	6,040	6,510	6,800	5,310	5,570	7,100	8,170	8,820	6,050	6,490	1,110	1,370	1,110	180
90	6,670	7,190	7,510	5,910	6,210	7,780	8,970	9,680	6,720	7,200	1,250	1,550	1,240	200
100	7,280	7,850	8,190	6,500	6,830	8,430	9,720	10,500	7,360	7,890	1,390	1,720	1,370	220
125	8,900	9,600	10,020	8,030	8,430	10,270	11,850	12,810	9,080	9,730	1,760	2,160	1,710	270
150	10,560	11,390	11,890	9,520	10,000	12,160	14,040	15,180	10,740	11,520	2,120	2,600	2,040	320
175	12,180	13,140	13,720	10,980	11,530	14,000	16,170	17,490	12,350	13,250	2,490	3,040	2,360	370
200	13,770	14,860	15,520	12,410	13,030	15,780	18,250	19,730	13,920	14,930	2,860	3,480	2,680	420
225	15,430	16,650	17,390	13,750	14,440	17,810	20,540	22,190	15,490	16,620	3,210	3,900	3,000	470
250	16,910	18,260	19,070	15,070	15,820	19,570	22,540	24,320	17,020	18,250	3,560	4,310	3,310	520
275	18,550	20,030	20,930	16,530	17,350	21,580	24,800	26,750	18,770	20,130	3,910	4,730	3,620	570
300	19,990	21,590	22,550	17,790	18,680	23,260	26,710	28,790	20,220	21,690	4,270	5,160	3,930	620
325	21,700	23,430	24,480	19,320	20,290	25,140	28,850	31,080	21,860	23,450	4,620	5,590	4,230	670
350	23,170	25,020	26,130	20,630	21,660	26,640	30,570	32,940	23,130	24,830	4,970	6,000	4,540	720
375	24,870	26,840	28,040	22,130	23,240	28,490	32,680	35,200	24,740	26,560	5,330	6,440	4,840	760
400	26,290	28,370	29,630	23,640	24,820	29,920	34,310	36,960	26,360	28,290	5,680	6,860	5,140	810
425	27,780	29,950	31,260	24,710	25,950	31,760	36,410	39,210	27,550	29,570	6,000	7,240	5,430	850
450	29,260	31,520	32,890	26,030	27,340	33,600	38,500	41,460	29,150	31,290	6,320	7,630	5,720	900
475	30,440	32,760	34,160	27,360	28,720	34,930	40,030	43,110	30,750	33,010	6,640	8,000	6,010	940
500	31,910	34,320	35,770	28,370	29,790	36,740	42,100	45,330	31,840	34,190	6,970	8,390	6,300	980
525	33,510	36,050	37,580	29,790	31,280	38,560	44,170	47,550	33,420	35,880	7,320	8,810	6,580	1,030
550	34,750	37,390	38,980	31,220	32,780	39,780	45,580	49,070	34,990	37,570	7,680	9,240	6,860	1,070
575	36,330	39,100	40,770	32,280	33,900	41,570	47,620	51,260	35,990	38,640	8,030	9,650	7,140	1,120
600	37,520	40,380	42,110	33,690	35,380	42,720	48,940	52,700	37,540	40,310	8,390	10,080	7,420	1,160
Over (Per S.F.)	62.53	67.30	70.19	56.15	58.96	71.20	81.57	87.83	62.57	67.18	14.03	16.83	12.17	1.90

*1 story additions are additions with an average ceiling height less than 12'.

**1 story high ceilings additions are additions with an average ceiling height of 12' or greater.

ADDITIONS (Continued)

	1 ½ Story						2 Story					Add for			Air Cond.
	S.F.	Frame	Brick	Log	Metal Post Frame	Metal WD Frame	Frame	Brick	Log	Metal Post Frame	Metal WD Frame	Add for BSMT	Add for BSMT (Post Frame)	Add for Attic	1 ½ & 2 Story
5		\$800	\$870	\$920	\$730	\$750	\$910	\$1,010	\$1,070	\$830	\$860	\$70	\$90	\$70	\$20
10		1,590	1,750	1,840	1,460	1,500	1,820	2,020	2,140	1,660	1,720	140	170	140	40
20		3,090	3,390	3,560	2,730	2,910	3,520	3,910	4,150	3,120	3,330	280	410	280	80
30		4,350	4,760	5,010	3,820	4,090	4,960	5,500	5,840	4,370	4,680	420	610	420	120
40		5,410	5,930	6,240	4,730	5,090	6,170	6,850	7,260	5,410	5,820	560	810	560	160
50		6,280	6,880	7,240	5,690	5,910	7,160	7,950	8,430	6,500	6,760	700	860	700	210
60		6,950	7,620	8,020	6,280	6,550	7,930	8,810	9,340	7,170	7,490	840	1,030	830	250
70		7,770	8,520	8,970	6,690	7,020	8,870	9,850	10,440	7,640	8,020	970	1,200	970	290
80		8,500	9,310	9,800	7,570	7,950	9,690	10,760	11,410	8,650	9,080	1,110	1,370	1,110	330
90		9,390	10,280	10,830	8,430	8,850	10,700	11,890	12,610	9,640	10,120	1,250	1,550	1,240	370
100		10,240	11,220	11,810	9,280	9,740	11,670	12,970	13,750	10,600	11,130	1,390	1,720	1,370	410
125		12,510	13,720	14,440	11,450	12,020	14,280	15,860	16,820	13,090	13,740	1,760	2,160	1,710	510
150		14,840	16,270	17,130	13,570	14,250	16,930	18,820	19,960	15,520	16,290	2,120	2,600	2,040	620
175		17,120	18,770	19,760	15,650	16,430	19,540	21,720	23,030	17,900	18,790	2,490	3,040	2,360	720
200		19,350	21,220	22,340	17,680	18,560	22,090	24,550	26,040	20,220	21,240	2,860	3,480	2,680	820
225		21,780	23,850	25,090	19,700	20,690	24,840	27,570	29,210	22,520	23,650	3,210	3,900	3,000	920
250		23,970	26,210	27,570	21,680	22,760	27,320	30,280	32,070	24,760	26,000	3,560	4,310	3,310	1020
275		26,370	28,820	30,290	23,860	25,050	30,050	33,270	35,210	27,240	28,600	3,910	4,730	3,620	1110
300		28,490	31,100	32,680	25,770	27,060	32,440	35,890	37,970	29,410	30,880	4,270	5,160	3,930	1210
325		30,830	33,640	35,330	27,880	29,280	35,090	38,800	41,040	31,810	33,400	4,620	5,590	4,230	1310
350		32,830	35,800	37,600	29,680	31,170	37,360	41,290	43,650	33,850	35,540	4,970	6,000	4,540	1400
375		35,140	38,310	40,220	31,770	33,360	39,980	44,160	46,690	36,230	38,040	5,330	6,440	4,840	1500
400		37,070	40,400	42,410	33,870	35,560	42,160	46,560	49,210	38,600	40,530	5,680	6,860	5,140	1590
425		39,330	42,850	44,970	35,550	37,320	44,730	49,380	52,180	40,510	42,540	6,000	7,240	5,430	1660
450		41,590	45,300	47,540	37,590	39,470	47,290	52,190	55,150	42,840	44,980	6,320	7,630	5,720	1730
475		43,390	47,260	49,590	39,630	41,610	49,340	54,440	57,520	45,160	47,410	6,640	8,000	6,010	1800
500		45,630	49,680	52,130	41,220	43,280	51,870	57,230	60,460	46,970	49,320	6,970	8,390	6,300	1870
525		47,820	52,070	54,630	43,200	45,360	54,360	59,970	63,350	49,220	51,680	7,320	8,810	6,580	1940
550		49,500	53,880	56,530	45,180	47,440	56,260	62,050	65,550	51,470	54,040	7,680	9,240	6,860	2000
575		51,670	56,240	59,010	46,650	48,980	58,720	64,770	68,410	53,140	55,800	8,030	9,650	7,140	2070
600		53,270	57,990	60,830	48,610	51,040	60,540	66,770	70,520	55,370	58,130	8,390	10,080	7,420	2130
Over (Per S.F.)		88.79	96.65	101.39	81.01	85.06	100.91	111.28	117.54	92.28	96.89	14.03	16.83	12.17	3.55

ADJUSTMENTS

S.F.	Open Foyer Adjustment	Quarters Above Attached Garages and Porches			
		Frame	Brick	Log	Metal (Wood or Post Frame)
5	\$130	\$360	\$420	\$450	\$340
10	260	720	830	900	680
20	520	1,400	1,610	1,750	1,270
30	780	1,970	2,280	2,460	1,790
40	1,040	2,460	2,840	3,070	2,230
50	1,300	2,870	3,310	3,580	2,680
60	1,560	3,190	3,690	3,980	2,980
70	1,820	3,580	4,130	4,460	3,200
80	2,080	3,930	4,530	4,890	3,620
90	2,340	4,340	5,010	5,410	4,040
100	2,600	4,740	5,470	5,900	4,440
125	3,230	5,810	6,700	7,230	5,490
150	3,860	6,890	7,950	8,580	6,510
175	4,490	7,960	9,180	9,910	7,520
200	5,120	9,010	10,380	11,210	8,510
225	5,720	10,190	11,700	12,600	9,540
250	6,330	11,270	12,890	13,860	10,560
275	6,930	12,440	14,190	15,240	11,660
300	7,540	13,490	15,340	16,460	12,650
325	8,170	14,510	16,490	17,680	13,610
350	8,800	15,390	17,470	18,730	14,430
375	9,430	16,410	18,610	19,940	15,390
400	10,050	17,260	19,570	20,960	16,340
425	10,660	18,420	20,890	22,380	17,270
450	11,260	19,580	22,220	23,810	18,350
475	11,870	20,540	23,320	24,990	19,440
500	12,480	21,690	24,630	26,410	20,320
525	13,060	22,660	25,730	27,580	21,240
550	13,640	23,410	26,570	28,470	22,150
575	14,220	24,380	27,650	29,620	22,840
600	14,810	25,100	28,460	30,480	23,740
Over (Per S.F.)	24.68	41.83	47.43	50.80	39.57

Open foyers: This adjustment is a deduction for open floors between the first and second floor.
(Note: Stairways should be considered living area on both floors.)

Quarters above are upper floor living area above non-living area (i.e. garages, porches, etc.)

ATTACHED GARAGES & CARPORTS

S.F.	Attached Garages							Attached Carports		No Floor (Deduct) (Garages & Carports)
	Frame	Brick	Log	Metal/Post Frame	Metal/Post Fr High Bay	Metal/Wood Frame	Metal/Wood Fr High Bay	Carports	Prefab Carports	
150	\$7,750	\$10,760	\$12,840	\$5,960	\$8,230	\$7,200	\$9,480	\$3,710	\$3,160	\$740
175	8,830	12,270	14,690	6,660	9,310	8,110	10,770	4,130	3,480	860
200	9,860	13,680	16,460	7,270	10,310	8,930	11,970	4,540	3,810	980
225	10,760	14,940	17,970	7,940	11,220	9,710	12,990	4,960	4,130	1,100
250	11,580	16,100	19,370	8,560	12,050	10,410	13,910	5,370	4,450	1,230
275	12,330	17,150	20,650	9,120	12,800	11,040	14,720	5,790	4,780	1,350
300	13,000	18,100	21,810	9,630	13,460	11,590	15,430	6,210	5,100	1,470
325	13,800	19,140	23,020	10,200	14,290	12,240	16,330	6,620	5,430	1,590
350	14,550	20,090	24,140	10,740	15,080	12,850	17,180	7,030	5,740	1,720
375	15,250	20,980	25,160	11,240	15,820	13,400	17,980	7,430	6,050	1,840
400	15,910	21,790	26,090	11,710	16,510	13,910	18,710	7,830	6,360	1,960
425	16,540	22,600	27,040	12,180	17,100	14,460	19,380	8,240	6,670	2,080
450	17,120	23,350	27,900	12,620	17,640	14,960	19,990	8,640	6,990	2,210
475	17,670	24,040	28,690	13,020	18,140	15,440	20,550	9,050	7,300	2,330
500	18,160	24,660	29,400	13,400	18,570	15,870	21,050	9,450	7,610	2,450
525	18,750	25,450	30,330	13,840	19,140	16,380	21,680	9,840	7,910	2,570
550	19,310	26,200	31,210	14,260	19,680	16,860	22,280	10,240	8,210	2,700
575	19,840	26,900	32,040	14,650	20,180	17,310	22,840	10,630	8,520	2,820
600	20,340	27,560	32,820	15,030	20,640	17,740	23,350	11,020	8,810	2,940
625	21,030	28,510	33,980	15,530	21,300	18,280	24,050	11,400	9,100	3,060
650	21,710	29,450	35,110	16,020	21,950	18,810	24,730	11,790	9,400	3,190
675	22,380	30,370	36,230	16,510	22,580	19,310	25,380	12,180	9,690	3,310
700	23,040	31,280	37,330	16,980	23,190	19,810	26,020	12,560	9,980	3,430
725	23,630	32,020	38,180	17,440	23,790	20,330	26,670	12,950	10,280	3,550
750	24,210	32,730	38,990	17,900	24,370	20,840	27,310	13,330	10,570	3,680
775	24,770	33,420	39,770	18,340	24,940	21,330	27,930	13,730	10,880	3,800
800	25,320	34,080	40,510	18,780	25,490	21,810	28,530	14,130	11,190	3,920
825	25,900	34,750	41,250	19,280	26,150	22,380	29,250	14,530	11,500	4,040
850	26,480	35,410	41,960	19,770	26,800	22,930	29,970	14,930	11,800	4,170
875	27,040	36,040	42,630	20,250	27,440	23,490	30,670	15,320	12,100	4,290
900	27,580	36,650	43,280	20,730	28,070	24,030	31,360	15,710	12,400	4,410
925	28,200	37,430	44,190	21,200	28,690	24,540	32,020	16,100	12,690	4,530
950	28,820	38,200	45,080	21,670	29,300	25,040	32,660	16,490	12,990	4,660
975	29,420	38,970	45,960	22,130	29,900	25,530	33,300	17,140	13,480	4,780
1,000	30,020	39,710	46,830	22,590	30,500	26,010	33,920	17,460	13,720	4,900
Over (Per S.F.)	29.71	39.21	46.20	22.37	30.16	25.67	33.45	17.11	13.43	4.90
Interior Finish in Garage Area								Price Range		Typical
*Finished Interior w/ Insulation								\$8.75	-	\$14.25
*Finished Interior w/ Insulation and Heat								10.50	-	17.50
*Finished Interior w/ Insulation and Heat/AC								14.25	-	23.75

*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included. Use High for High Bay Garages.

Metal/Post Frame High Bay Garages are based on an 18' wall height.

Attached Carports include a perimeter foundation.

Carports attached to a dwelling, but do not have perimeter foundations should be priced as detached carports.

DETACHED GARAGES

FRAME OR CONCRETE BLOCK GARAGES

S.F.	Frame – Detached Grade #4	Uppers					No Floor (Deduct)
		Sloped Unf. Attic	Unfinished 2 nd Floor	Sloped Finished Attic	Finished 2 nd Floor	Finished 2 nd Flr. w/ Plumbing	
150	\$6,890	\$2,060	\$5,290	\$4,630	\$9,950	\$15,400	\$740
175	7,900	2,260	6,030	5,260	11,460	17,820	860
200	8,870	2,410	6,730	5,850	12,930	20,200	980
225	9,670	2,660	7,300	6,540	14,220	21,870	1,100
250	10,410	2,890	7,820	7,220	15,440	23,340	1,230
275	11,080	3,110	8,280	7,900	16,580	24,630	1,350
300	11,680	3,310	8,690	8,570	17,650	25,720	1,470
325	12,220	3,510	9,030	9,230	18,650	26,620	1,590
350	12,930	3,790	9,410	9,990	19,690	27,700	1,720
375	13,610	4,080	9,750	10,770	20,680	28,650	1,840
400	14,250	4,380	10,050	11,550	21,610	29,460	1,960
425	14,810	4,570	10,410	12,100	22,620	30,480	2,080
450	15,320	4,760	10,730	12,640	23,590	31,400	2,210
475	15,800	4,930	11,030	13,150	24,520	32,230	2,330
500	16,340	5,140	11,410	13,720	25,570	33,350	2,450
525	16,840	5,340	11,780	14,280	26,590	34,420	2,570
550	17,310	5,540	12,130	14,830	27,580	35,440	2,700
575	17,760	5,730	12,460	15,370	28,560	36,390	2,820
600	18,350	5,860	12,850	15,900	29,610	37,560	2,940
625	18,940	5,990	13,240	16,410	30,660	38,690	3,060
650	19,500	6,100	13,610	16,920	31,680	39,780	3,190
675	20,060	6,200	13,970	17,410	32,700	40,840	3,310
700	20,600	6,290	14,320	17,890	33,690	41,870	3,430
725	21,120	6,380	14,660	18,360	34,680	42,860	3,550
750	21,630	6,450	14,980	18,820	35,640	43,820	3,680
775	22,190	6,530	15,300	19,330	36,600	44,730	3,800
800	22,750	6,590	15,610	19,840	37,550	45,600	3,920
825	23,290	6,650	15,910	20,330	38,480	46,440	4,040
850	23,830	6,710	16,190	20,820	39,400	47,250	4,170
875	24,460	6,790	16,530	21,280	40,380	48,250	4,290
900	25,090	6,870	16,860	21,730	41,350	49,230	4,410
925	25,720	6,950	17,180	22,170	42,310	50,180	4,530
950	26,350	7,020	17,490	22,610	43,260	51,110	4,660
975	26,800	7,110	17,720	22,960	44,100	51,930	4,780
1,000	27,240	7,210	17,940	23,310	44,930	52,720	4,900
Over (Per S.F.)	26.99	7.12	17.71	23.06	44.63	52.17	4.90

Interior Finish in Garage Area	Price Range		Typical
*Finished Interior w/ Insulation	\$8.75	- \$14.25	\$11.50
*Finished Interior w/ Insulation and Heat	10.50	- 17.50	14.00
*Finished Interior w/ Insulation and Heat/AC	14.25	- 23.75	19.00
*Finished Interior w/ Insulation, Heat & Plumbing	18.75	- 31.25	25.00
*Finished Interior w/ Insulation, Heat/AC & Plumbing	22.50	- 37.50	30.00
*Finished Interior w/ Insulation, Heat, Plumbing & Cabinetry	24.75	- 41.25	33.00
*Finished Interior w/ Insulation, Heat/AC, Plumbing & Cabinetry	28.50	- 47.50	38.00

*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included.

Uppers above detached garages that consist of living areas (kitchen, bathroom, etc.) should be priced as a dwelling.
(Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

DETACHED GARAGES (Continued)

BRICK GARAGES

S.F.	Brick – Detached Grade #4	Uppers					No Floor (Deduct)
		Sloped Unf. Attic	Unfinished 2 nd Floor	Sloped Finished Attic	Finished 2 nd Floor	Finished 2 nd Flr. w/ Plumbing	
150	\$10,910	\$2,490	\$8,190	\$5,070	\$12,850	\$18,300	\$740
175	12,590	2,760	9,410	5,770	14,840	21,200	860
200	14,220	2,990	10,590	6,430	16,800	24,070	980
225	15,470	3,340	11,490	7,220	18,410	26,050	1,100
250	16,590	3,670	12,290	8,010	19,900	27,810	1,230
275	17,600	4,000	12,990	8,790	21,290	29,340	1,350
300	18,500	4,320	13,600	9,580	22,570	30,640	1,470
325	19,270	4,640	14,120	10,360	23,740	31,710	1,590
350	20,240	5,110	14,690	11,310	24,970	32,980	1,720
375	21,140	5,610	15,190	12,290	26,120	34,090	1,840
400	21,960	6,120	15,620	13,290	27,180	35,030	1,960
425	22,750	6,420	16,140	13,950	28,360	36,220	2,080
450	23,470	6,710	16,620	14,590	29,480	37,290	2,210
475	24,130	7,000	17,040	15,220	30,530	38,240	2,330
500	24,920	7,320	17,610	15,900	31,760	39,550	2,450
525	25,660	7,630	18,150	16,570	32,960	40,790	2,570
550	26,350	7,930	18,650	17,230	34,110	41,960	2,700
575	27,000	8,230	19,130	17,870	35,230	43,060	2,820
600	27,860	8,400	19,710	18,430	36,470	44,420	2,940
625	28,690	8,550	20,280	18,980	37,700	45,730	3,060
650	29,500	8,680	20,830	19,500	38,900	47,000	3,190
675	30,280	8,800	21,350	20,010	40,080	48,230	3,310
700	31,040	8,900	21,860	20,500	41,230	49,410	3,430
725	31,770	8,990	22,350	20,970	42,360	50,550	3,550
750	32,470	9,060	22,810	21,430	43,470	51,650	3,680
775	33,190	9,140	23,270	21,950	44,570	52,700	3,800
800	33,890	9,210	23,720	22,460	45,660	53,710	3,920
825	34,560	9,270	24,140	22,950	46,710	54,680	4,040
850	35,210	9,320	24,540	23,430	47,750	55,600	4,170
875	36,060	9,410	25,030	23,900	48,880	56,750	4,290
900	36,900	9,490	25,500	24,350	49,990	57,870	4,410
925	37,730	9,560	25,950	24,790	51,090	58,960	4,530
950	38,560	9,630	26,400	25,220	52,170	60,020	4,660
975	39,130	9,750	26,690	25,600	53,070	60,890	4,780
1,000	39,680	9,860	26,960	25,960	53,940	61,730	4,900
Over (Per S.F.)	39.23	9.73	26.54	25.67	53.46	61.01	4.90

Interior Finish in Garage Area	Price Range		Typical
*Finished Interior w/ Insulation	\$8.75	- \$14.25	\$11.50
*Finished Interior w/ Insulation and Heat	10.50	- 17.50	14.00
*Finished Interior w/ Insulation and Heat/AC	14.25	- 23.75	19.00
*Finished Interior w/ Insulation, Heat & Plumbing	18.75	- 31.25	25.00
*Finished Interior w/ Insulation, Heat/AC & Plumbing	22.50	- 37.50	30.00
*Finished Interior w/ Insulation, Heat, Plumbing & Cabinetry	24.75	- 41.25	33.00
*Finished Interior w/ Insulation, Heat/AC, Plumbing & Cabinetry	28.50	- 47.50	38.00

*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included.

Uppers above detached garages that consist of living areas (kitchen, bathroom, etc.) should be priced as a dwelling.
(Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

DETACHED GARAGES (Continued)

LOG GARAGES

S.F.	Log – Detached Grade #4	Uppers					No Floor (Deduct)
		Sloped Unf. Attic	Unfinished 2 nd Floor	Sloped Finished Attic	Finished 2 nd Floor	Finished 2 nd Flr. w/ Plumbing	
150	\$13,960	\$3,010	\$11,660	\$5,590	\$16,310	\$21,760	\$740
175	16,150	3,370	13,460	6,370	18,890	25,250	860
200	18,290	3,690	15,220	7,120	21,420	28,690	980
225	19,870	4,150	16,490	8,030	23,410	31,050	1,100
250	21,290	4,610	17,630	8,940	25,240	33,150	1,230
275	22,560	5,070	18,630	9,860	26,920	34,970	1,350
300	23,670	5,530	19,480	10,780	28,450	36,520	1,470
325	24,620	5,990	20,200	11,710	29,820	37,790	1,590
350	25,790	6,690	21,000	12,890	31,280	39,290	1,720
375	26,860	7,430	21,690	14,110	32,620	40,590	1,840
400	27,820	8,200	22,270	15,370	33,840	41,690	1,960
425	28,780	8,630	23,000	16,160	35,220	43,080	2,080
450	29,660	9,050	23,650	16,930	36,510	44,320	2,210
475	30,450	9,470	24,220	17,690	37,720	45,420	2,330
500	31,430	9,920	25,010	18,500	39,170	46,960	2,450
525	32,350	10,360	25,760	19,300	40,570	48,400	2,570
550	33,210	10,790	26,450	20,090	41,910	49,760	2,700
575	34,010	11,220	27,100	20,860	43,200	51,040	2,820
600	35,070	11,430	27,910	21,460	44,680	52,620	2,940
625	36,100	11,610	28,700	22,040	46,120	54,150	3,060
650	37,090	11,770	29,460	22,590	47,530	55,630	3,190
675	38,050	11,910	30,180	23,120	48,900	57,050	3,310
700	38,970	12,020	30,870	23,620	50,250	58,420	3,430
725	39,860	12,110	31,540	24,100	51,560	59,740	3,550
750	40,710	12,180	32,170	24,550	52,830	61,010	3,680
775	41,550	12,270	32,800	25,080	54,100	62,230	3,800
800	42,350	12,350	33,410	25,590	55,350	63,400	3,920
825	43,120	12,400	33,980	26,080	56,560	64,520	4,040
850	43,850	12,440	34,530	26,550	57,740	65,590	4,170
875	44,870	12,540	35,190	27,020	59,040	66,910	4,290
900	45,870	12,620	35,830	27,480	60,320	68,200	4,410
925	46,860	12,690	36,450	27,920	61,580	69,450	4,530
950	47,830	12,750	37,050	28,340	62,820	70,670	4,660
975	48,490	12,900	37,410	28,750	63,790	71,610	4,780
1,000	49,130	13,040	37,740	29,140	64,720	72,510	4,900
Over (Per S.F.)	48.52	12.85	37.10	28.79	64.02	71.57	4.90

Interior Finish in Garage Area	Price Range		Typical
*Finished Interior w/ Insulation	\$8.75	- \$14.25	\$11.50
*Finished Interior w/ Insulation and Heat	10.50	- 17.50	14.00
*Finished Interior w/ Insulation and Heat/AC	14.25	- 23.75	19.00
*Finished Interior w/ Insulation, Heat & Plumbing	18.75	- 31.25	25.00
*Finished Interior w/ Insulation, Heat/AC & Plumbing	22.50	- 37.50	30.00
*Finished Interior w/ Insulation, Heat, Plumbing & Cabinetry	24.75	- 41.25	33.00
*Finished Interior w/ Insulation, Heat/AC, Plumbing & Cabinetry	28.50	- 47.50	38.00

*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included.

Uppers above detached garages that consist of living areas (kitchen, bathroom, etc.) should be priced as a dwelling. (Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

DETACHED GARAGES (Continued)

METAL GARAGES

S.F.	Mtl Post/FR Detached	Mtl Post/FR High Bay Detached	Uppers					No Floor (Deduct)
			Sloped Unf. Attic	Unfinished 2 nd Floor	Sloped Finished Attic	Finished 2 nd Floor	Finished 2 nd Flr. w/ Plumbing	
150	\$6,070	\$8,820	\$1,850	\$3,940	\$4,430	\$8,600	\$14,050	\$740
175	6,940	10,140	2,020	4,450	5,020	9,890	16,250	860
200	7,770	11,430	2,140	4,930	5,580	11,130	18,400	980
225	8,470	12,400	2,340	5,360	6,220	12,270	19,920	1,100
250	9,100	13,280	2,530	5,740	6,860	13,360	21,260	1,230
275	9,680	14,060	2,690	6,090	7,480	14,390	22,430	1,350
300	10,190	14,730	2,840	6,400	8,100	15,360	23,430	1,470
325	10,650	15,310	2,980	6,660	8,700	16,280	24,250	1,590
350	11,240	16,200	3,180	6,960	9,380	17,230	25,250	1,720
375	11,790	17,050	3,370	7,220	10,060	18,150	26,120	1,840
400	12,310	17,860	3,570	7,460	10,740	19,020	26,870	1,960
425	12,780	18,470	3,710	7,740	11,240	19,950	27,810	2,080
450	13,230	19,020	3,850	7,990	11,720	20,850	28,660	2,210
475	13,630	19,500	3,970	8,230	12,190	21,720	29,430	2,330
500	14,080	20,110	4,130	8,530	12,710	22,680	30,470	2,450
525	14,510	20,670	4,280	8,820	13,220	23,620	31,460	2,570
550	14,900	21,190	4,430	9,090	13,720	24,550	32,400	2,700
575	15,270	21,660	4,570	9,350	14,210	25,450	33,290	2,820
600	15,780	22,330	4,680	9,660	14,720	26,420	34,360	2,940
625	16,280	22,990	4,790	9,960	15,220	27,380	35,410	3,060
650	16,760	23,620	4,900	10,250	15,720	28,320	36,420	3,190
675	17,240	24,220	4,990	10,540	16,200	29,260	37,410	3,310
700	17,700	24,810	5,080	10,810	16,680	30,180	38,360	3,430
725	18,140	25,370	5,160	11,080	17,150	31,100	39,280	3,550
750	18,580	25,910	5,230	11,340	17,600	32,000	40,170	3,680
775	19,070	26,590	5,310	11,590	18,110	32,890	41,020	3,800
800	19,560	27,250	5,370	11,840	18,620	33,780	41,830	3,920
825	20,040	27,900	5,440	12,070	19,110	34,650	42,610	4,040
850	20,520	28,540	5,490	12,300	19,610	35,510	43,360	4,170
875	21,070	29,320	5,570	12,570	20,060	36,420	44,290	4,290
900	21,630	30,090	5,650	12,830	20,510	37,330	45,200	4,410
925	22,180	30,860	5,730	13,090	20,960	38,220	46,090	4,530
950	22,730	31,630	5,800	13,340	21,390	39,110	46,960	4,660
975	23,120	32,090	5,890	13,550	21,740	39,930	47,750	4,780
1,000	23,490	32,520	5,970	13,750	22,070	40,730	48,520	4,900
Over (Per S.F.)	23.28	32.14	5.91	13.60	21.85	40.51	48.06	4.90

Interior Finish in Garage Area	Price Range		Typical
*Finished Interior w/ Insulation	\$8.75	- \$14.25	\$11.50
*Finished Interior w/ Insulation and Heat	10.50	- 17.50	14.00
*Finished Interior w/ Insulation and Heat/AC	14.25	- 23.75	19.00
*Finished Interior w/ Insulation, Heat & Plumbing	18.75	- 31.25	25.00
*Finished Interior w/ Insulation, Heat/AC & Plumbing	22.50	- 37.50	30.00
*Finished Interior w/ Insulation, Heat, Plumbing & Cabinetry	24.75	- 41.25	33.00
*Finished Interior w/ Insulation, Heat/AC, Plumbing & Cabinetry	28.50	- 47.50	38.00

*Interior Finish assumes Painted Drywall w/ Texture or Metal Liner, or equivalent. No Partitioning Included.

Use High for High Bay Garages.

Metal/Post Frame High Bay Garages are based on an 18' wall height.

Uppers above detached garages that consist of living areas (kitchen, bathroom, etc.) should be priced as a dwelling.

(Can be priced as a one story with basement structure, with the garage area being considered the basement level with basement stalls.)

DETACHED CARPORTS

S.F.	Carport	Prefab Carport	No Floor (Deduct)
	4 Grade		
150	\$2,690	\$2,140	\$740
175	3,090	2,450	860
200	3,480	2,740	980
225	3,850	3,020	1,100
250	4,200	3,280	1,230
275	4,550	3,530	1,350
300	4,870	3,770	1,470
325	5,190	3,990	1,590
350	5,510	4,230	1,720
375	5,830	4,450	1,840
400	6,140	4,670	1,960
425	6,500	4,940	2,080
450	6,860	5,210	2,210
475	7,220	5,470	2,330
500	7,580	5,740	2,450
525	7,940	6,010	2,570
550	8,300	6,270	2,700
575	8,650	6,540	2,820
600	8,990	6,780	2,940
625	9,330	7,030	3,060
650	9,660	7,270	3,190
675	10,000	7,510	3,310
700	10,330	7,750	3,430
725	10,650	7,980	3,550
750	10,970	8,210	3,680
775	11,290	8,440	3,800
800	11,600	8,650	3,920
825	11,900	8,870	4,040
850	12,200	9,080	4,170
875	12,530	9,310	4,290
900	12,860	9,550	4,410
925	13,180	9,780	4,530
950	13,510	10,010	4,660
975	13,830	10,250	4,780
1,000	14,160	10,480	4,900
Over (Per S.F.)	14.12	10.44	4.90

2 Grade: Good Quality Carport w/ Multiple Enclosed Walls.

3 Grade: Carport w/ at Least One Enclosed Wall.

4 Grade: Average Quality Carport.

5 Grade: Low Cost Carport.

MANUFACTURED HOMES (SINGLE WIDE)

Area	8' Wide	10' Wide	12' Wide	14' Wide	16' Wide	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
200	\$23,050	\$23,050	\$23,050	\$23,050	\$23,050	\$7,390	\$8,640	\$9,860	\$10,110	\$3,200	\$1,910
225	24,630	24,630	24,630	24,630	24,630	7,920	9,260	10,570	10,860	3,200	2,110
250	26,120	26,120	26,120	26,120	26,120	8,430	9,850	11,250	11,580	3,200	2,310
275	27,490	27,490	27,490	27,490	27,490	8,900	10,400	11,880	12,250	3,200	2,510
300	28,690	28,690	28,690	28,690	28,690	9,320	10,890	12,450	12,860	3,200	2,710
325	29,670	29,670	29,670	29,670	29,670	9,670	11,300	12,930	13,390	3,200	2,900
350	32,320	30,650	30,650	30,650	30,650	10,030	11,720	13,410	13,920	3,200	3,090
375	35,080	32,200	31,630	31,630	31,630	10,380	12,140	13,900	14,450	3,200	3,280
400	37,350	34,380	32,600	32,600	32,600	10,730	12,550	14,380	14,980	3,200	3,460
425	39,650	36,600	33,550	33,550	33,550	11,060	12,960	14,870	15,510	3,200	3,630
450	42,020	38,890	35,120	34,500	34,500	11,390	13,370	15,360	16,040	3,200	3,800
475	44,460	40,590	36,730	35,440	35,440	11,720	13,780	15,850	16,570	3,200	3,970
500	46,310	43,000	38,370	36,380	36,380	12,050	14,190	16,330	17,100	3,200	4,150
525	48,000	44,620	39,890	37,860	37,190	12,320	14,540	16,750	17,560	3,200	4,270
550	49,720	46,270	41,440	39,360	37,980	12,590	14,880	17,170	18,030	3,200	4,390
575	51,480	47,950	43,020	40,900	38,790	12,860	15,230	17,590	18,490	3,200	4,510
600	53,270	49,670	44,630	42,470	40,310	13,130	15,570	18,010	18,950	3,200	4,640
625	55,120	51,440	46,300	44,090	41,890	13,390	15,910	18,420	19,410	3,200	4,740
650	56,250	53,250	48,000	45,750	43,500	13,660	16,250	18,840	19,880	3,200	4,840
675	57,380	55,090	50,500	47,440	45,140	13,920	16,580	19,250	20,340	3,200	4,940
700	58,520	56,950	52,270	49,150	46,810	14,180	16,920	19,660	20,800	3,200	5,030
725	59,580	58,790	54,020	50,840	48,460	14,430	17,260	20,080	21,270	3,200	5,100
750	60,650	60,650	55,790	52,560	50,130	14,690	17,590	20,500	21,740	3,200	5,170
775	61,710	61,710	57,600	54,300	51,840	14,950	17,930	20,910	22,210	3,200	5,240
800	62,780	62,780	59,430	56,080	53,570	15,200	18,270	21,330	22,680	3,200	5,300
825	63,750	63,750	61,200	57,800	55,250	15,420	18,560	21,700	23,110	3,200	5,340
850	64,730	64,730	63,000	59,550	56,960	15,640	18,860	22,080	23,540	3,200	5,380
875	65,700	65,700	64,820	61,320	58,690	15,860	19,150	22,450	23,970	3,200	5,420
900	66,680	66,680	66,680	63,120	60,450	16,070	19,450	22,820	24,390	3,200	5,470
925	67,610	67,610	67,610	64,910	62,200	16,290	19,740	23,200	24,830	3,200	5,480
950	68,550	68,550	68,550	66,720	63,980	16,500	20,040	23,570	25,270	3,200	5,490
975	69,500	69,500	69,500	68,570	65,790	16,720	20,340	23,950	25,710	3,200	5,500

MANUFACTURED HOMES (SINGLE WIDE)

Area	8' Wide	10' Wide	12' Wide	14' Wide	16' Wide	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
1,000	\$70,430	\$70,430	\$70,430	\$70,430	\$67,620	\$16,930	\$20,630	\$24,330	\$26,150	\$3,200	\$5,520
1,025	71,440	71,440	71,440	71,440	69,530	17,110	20,880	24,660	26,540	3,200	5,600
1,050	72,440	72,440	72,440	72,440	71,470	17,280	21,130	24,990	26,930	3,200	5,680
1,075	73,440	73,440	73,440	73,440	73,440	17,460	21,390	25,310	27,320	3,200	5,760
1,100	74,440	74,440	74,440	74,440	74,440	17,630	21,640	25,640	27,710	3,200	5,820
1,125	75,410	75,410	75,410	75,410	75,410	17,810	21,890	25,980	28,110	3,200	5,890
1,150	76,380	76,380	76,380	76,380	76,380	17,980	22,150	26,320	28,520	3,200	5,960
1,175	77,350	77,350	77,350	77,350	77,350	18,160	22,410	26,660	28,930	3,200	6,030
1,200	78,320	78,320	78,320	78,320	78,320	18,330	22,660	27,000	29,330	3,200	6,080
1,225	79,280	79,280	79,280	79,280	79,280	18,490	22,910	27,320	29,720	3,260	6,130
1,250	80,240	80,240	80,240	80,240	80,240	18,650	23,150	27,640	30,120	3,320	6,180
1,275	81,190	81,190	81,190	81,190	81,190	18,810	23,390	27,970	30,510	3,380	6,230
1,300	82,150	82,150	82,150	82,150	82,150	18,960	23,630	28,290	30,900	3,420	6,290
Over (Per S.F.)	63.19	63.19	63.19	63.19	63.19	14.58	18.18	21.76	23.77	2.63	4.84

MANUFACTURED HOMES (SINGLE WIDE w/ LOFT)

Area	8' Wide	10' Wide	12' Wide	14' Wide	16' Wide	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
200	\$28,660	\$28,660	\$28,660	\$28,660	\$28,660	\$7,390	\$8,640	\$9,860	\$10,110	\$3,200	\$1,910
225	30,630	30,630	30,630	30,630	30,630	7,920	9,260	10,570	10,860	3,200	2,110
250	32,490	32,490	32,490	32,490	32,490	8,430	9,850	11,250	11,580	3,200	2,310
275	34,200	34,200	34,200	34,200	34,200	8,900	10,400	11,880	12,250	3,200	2,510
300	35,700	35,700	35,700	35,700	35,700	9,320	10,890	12,450	12,860	3,200	2,710
325	36,930	36,930	36,930	36,930	36,930	9,670	11,300	12,930	13,390	3,200	2,900
350	39,840	38,170	38,170	38,170	38,170	10,030	11,720	13,410	13,920	3,200	3,090
375	42,850	39,970	39,400	39,400	39,400	10,380	12,140	13,900	14,450	3,200	3,280
400	45,370	42,400	40,620	40,620	40,620	10,730	12,550	14,380	14,980	3,200	3,460
425	47,930	44,880	41,830	41,830	41,830	11,060	12,960	14,870	15,510	3,200	3,630
450	50,560	47,430	43,660	43,040	43,040	11,390	13,370	15,360	16,040	3,200	3,800
475	53,260	49,390	45,530	44,240	44,240	11,720	13,780	15,850	16,570	3,200	3,970
500	55,360	52,050	47,420	45,430	45,430	12,050	14,190	16,330	17,100	3,200	4,150
525	57,280	53,900	49,170	47,140	46,470	12,320	14,540	16,750	17,560	3,200	4,270
550	59,230	55,780	50,950	48,870	47,490	12,590	14,880	17,170	18,030	3,200	4,390
575	61,230	57,700	52,770	50,650	48,540	12,860	15,230	17,590	18,490	3,200	4,510
600	63,260	59,660	54,620	52,460	50,300	13,130	15,570	18,010	18,950	3,200	4,640
625	65,340	61,660	56,520	54,310	52,110	13,390	15,910	18,420	19,410	3,200	4,740
650	66,710	63,710	58,460	56,210	53,960	13,660	16,250	18,840	19,880	3,200	4,840
675	68,070	65,780	61,190	58,130	55,830	13,920	16,580	19,250	20,340	3,200	4,940
700	69,460	67,890	63,210	60,090	57,750	14,180	16,920	19,660	20,800	3,200	5,030
725	70,740	69,950	65,180	62,000	59,620	14,430	17,260	20,080	21,270	3,200	5,100
750	72,040	72,040	67,180	63,950	61,520	14,690	17,590	20,500	21,740	3,200	5,170
775	73,320	73,320	69,210	65,910	63,450	14,950	17,930	20,910	22,210	3,200	5,240
800	74,600	74,600	71,250	67,900	65,390	15,200	18,270	21,330	22,680	3,200	5,300
825	75,780	75,780	73,230	69,830	67,280	15,420	18,560	21,700	23,110	3,200	5,340
850	76,980	76,980	75,250	71,800	69,210	15,640	18,860	22,080	23,540	3,200	5,380
875	78,170	78,170	77,290	73,790	71,160	15,860	19,150	22,450	23,970	3,200	5,420
900	79,340	79,340	79,340	75,780	73,110	16,070	19,450	22,820	24,390	3,200	5,470
925	80,490	80,490	80,490	77,790	75,080	16,290	19,740	23,200	24,830	3,200	5,480
950	81,650	81,650	81,650	79,820	77,080	16,500	20,040	23,570	25,270	3,200	5,490
975	82,810	82,810	82,810	81,880	79,100	16,720	20,340	23,950	25,710	3,200	5,500

MANUFACTURED HOMES (SINGLE WIDE w/ LOFT) (Continued)

Area	8' Wide	10' Wide	12' Wide	14' Wide	16' Wide	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
1,000	\$83,940	\$83,940	\$83,940	\$83,940	\$81,130	\$16,930	\$20,630	\$24,330	\$26,150	\$3,200	\$5,520
1,025	85,170	85,170	85,170	85,170	83,260	17,110	20,880	24,660	26,540	3,200	5,600
1,050	86,400	86,400	86,400	86,400	85,430	17,280	21,130	24,990	26,930	3,200	5,680
1,075	87,620	87,620	87,620	87,620	87,620	17,460	21,390	25,310	27,320	3,200	5,760
1,100	88,830	88,830	88,830	88,830	88,830	17,630	21,640	25,640	27,710	3,200	5,820
1,125	90,020	90,020	90,020	90,020	90,020	17,810	21,890	25,980	28,110	3,200	5,890
1,150	91,200	91,200	91,200	91,200	91,200	17,980	22,150	26,320	28,520	3,200	5,960
1,175	92,390	92,390	92,390	92,390	92,390	18,160	22,410	26,660	28,930	3,200	6,030
1,200	93,560	93,560	93,560	93,560	93,560	18,330	22,660	27,000	29,330	3,200	6,080
1,225	94,730	94,730	94,730	94,730	94,730	18,490	22,910	27,320	29,720	3,260	6,130
1,250	95,910	95,910	95,910	95,910	95,910	18,650	23,150	27,640	30,120	3,320	6,180
1,275	97,080	97,080	97,080	97,080	97,080	18,810	23,390	27,970	30,510	3,380	6,230
1,300	98,230	98,230	98,230	98,230	98,230	18,960	23,630	28,290	30,900	3,420	6,290
Over (Per S.F.)	75.56	75.56	75.56	75.56	75.56	14.58	18.18	21.76	23.77	2.63	4.84

MANUFACTURED HOMES (MULTI-SECTIONAL)

Area	20' Wide	24' Wide	28' Wide or Greater	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
400	\$52,170	\$50,980	\$49,800	\$11,490	\$13,310	\$15,140	\$15,740	\$3,200	\$3,460
425	53,680	52,460	51,240	11,890	13,800	15,700	16,340	3,200	3,630
450	55,190	53,940	52,680	12,290	14,280	16,270	16,950	3,200	3,800
475	56,700	55,410	54,120	12,700	14,760	16,830	17,550	3,200	3,970
500	58,210	56,890	55,570	13,100	15,250	17,390	18,150	3,200	4,150
525	59,500	58,140	56,790	13,440	15,660	17,880	18,690	3,200	4,270
550	60,770	59,390	58,010	13,790	16,080	18,370	19,220	3,200	4,390
575	62,060	60,650	59,240	14,130	16,490	18,860	19,760	3,200	4,510
600	63,340	61,900	60,460	14,470	16,910	19,350	20,290	3,200	4,640
625	64,670	63,200	61,730	14,800	17,310	19,830	20,820	3,200	4,740
650	66,000	64,500	63,000	15,130	17,720	20,310	21,350	3,200	4,840
675	67,330	65,800	64,270	15,460	18,130	20,790	21,880	3,200	4,940
700	68,660	67,100	65,540	15,790	18,530	21,280	22,410	3,200	5,030
725	69,910	68,320	66,730	16,110	18,940	21,760	22,950	3,200	5,100
750	71,160	69,540	67,920	16,440	19,340	22,240	23,490	3,200	5,170
775	72,410	70,760	69,120	16,760	19,740	22,720	24,020	3,200	5,240
800	73,660	71,980	70,310	17,080	20,140	23,210	24,560	3,200	5,300
825	74,800	73,100	71,400	17,360	20,500	23,640	25,050	3,200	5,340
850	75,940	74,220	72,490	17,640	20,860	24,080	25,540	3,200	5,380
875	77,090	75,340	73,580	17,920	21,220	24,510	26,030	3,200	5,420
900	78,230	76,450	74,680	18,200	21,580	24,950	26,520	3,200	5,470
925	79,330	77,530	75,730	18,480	21,930	25,390	27,020	3,200	5,480
950	80,430	78,600	76,780	18,760	22,290	25,830	27,520	3,200	5,490
975	81,540	79,690	77,830	19,030	22,650	26,260	28,020	3,200	5,500
1,000	82,640	80,760	78,880	19,310	23,010	26,700	28,520	3,200	5,520
1,025	83,820	81,920	80,010	19,540	23,310	27,090	28,970	3,200	5,600
1,050	84,990	83,060	81,130	19,770	23,620	27,480	29,420	3,200	5,680
1,075	86,170	84,210	82,250	20,000	23,930	27,860	29,870	3,200	5,760
1,100	87,340	85,360	83,370	20,240	24,240	28,250	30,320	3,200	5,820
1,125	88,480	86,470	84,460	20,470	24,560	28,650	30,780	3,200	5,890
1,150	89,620	87,580	85,550	20,700	24,870	29,040	31,240	3,200	5,960
1,175	90,750	88,690	86,630	20,930	25,180	29,440	31,700	3,200	6,030
1,200	91,900	89,810	87,720	21,160	25,500	29,830	32,160	3,200	6,080
1,225	93,020	90,900	88,790	21,370	25,790	30,210	32,610	3,260	6,130
1,250	94,140	92,000	89,860	21,590	26,080	30,580	33,060	3,320	6,180
1,275	95,260	93,100	90,930	21,800	26,380	30,960	33,500	3,380	6,230
1,300	96,390	94,200	92,010	22,010	26,670	31,340	33,950	3,420	6,290
1,325	97,470	95,250	93,040	22,220	26,970	31,720	34,410	3,470	6,330
1,350	98,560	96,320	94,080	22,430	27,270	32,110	34,870	3,520	6,370
1,375	99,640	97,380	95,110	22,650	27,570	32,500	35,330	3,570	6,410
1,400	100,730	98,440	96,150	22,860	27,870	32,880	35,800	3,620	6,460
1,425	101,780	99,470	97,150	23,050	28,150	33,250	36,240	3,670	6,490
1,450	102,840	100,500	98,160	23,240	28,430	33,620	36,690	3,720	6,520
1,475	103,880	101,520	99,160	23,430	28,710	33,990	37,130	3,770	6,550
1,500	104,930	102,550	100,160	23,630	28,990	34,350	37,580	3,820	6,590
1,525	106,070	103,660	101,250	23,810	29,260	34,720	38,030	3,870	6,670
1,550	107,190	104,760	102,320	23,990	29,530	35,080	38,470	3,920	6,750
1,575	108,320	105,860	103,400	24,170	29,810	35,440	38,910	3,970	6,830

MANUFACTURED HOMES (MULTI-SECTIONAL) (Continued)

Area	20' Wide	24' Wide	28' Wide or Greater	Add for ¼ BSMT	Add for ½ BSMT	Add for ¾ BSMT	Add for BSMT	Add for Air Cond.	No Heating (Deduct)
1,600	\$109,450	\$106,960	\$104,470	\$24,350	\$30,080	\$35,800	\$39,360	\$4,010	\$6,900
1,625	110,460	107,950	105,440	24,510	30,310	36,120	39,760	4,050	6,980
1,650	111,470	108,940	106,400	24,660	30,550	36,440	40,160	4,090	7,060
1,675	112,490	109,930	107,380	24,810	30,790	36,760	40,560	4,130	7,140
1,700	113,500	110,920	108,340	24,970	31,030	37,080	40,960	4,180	7,200
1,725	114,580	111,970	109,370	25,150	31,300	37,460	41,420	4,230	7,270
1,750	115,650	113,020	110,390	25,340	31,580	37,830	41,890	4,280	7,340
1,775	116,720	114,070	111,420	25,520	31,860	38,210	42,360	4,330	7,410
1,800	117,800	115,120	112,440	25,710	32,140	38,580	42,820	4,360	7,480
1,825	118,880	116,180	113,480	25,880	32,420	38,950	43,290	4,400	7,550
1,850	119,970	117,240	114,520	26,060	32,690	39,320	43,750	4,440	7,620
1,875	121,050	118,300	115,550	26,230	32,970	39,700	44,220	4,480	7,690
1,900	122,140	119,370	116,590	26,410	33,240	40,070	44,680	4,500	7,750
1,925	123,110	120,310	117,520	26,540	33,460	40,380	45,090	4,530	7,810
1,950	124,090	121,270	118,450	26,680	33,690	40,700	45,500	4,560	7,870
1,975	125,070	122,220	119,380	26,810	33,910	41,020	45,910	4,590	7,930
2,000	126,030	123,170	120,300	26,950	34,140	41,330	46,310	4,630	8,000
2,050	128,160	125,250	122,340	27,400	34,730	42,070	47,170	4,700	8,130
2,100	130,290	127,330	124,370	27,840	35,330	42,810	48,020	4,760	8,250
2,150	132,410	129,400	126,390	28,290	35,920	43,550	48,870	4,820	8,370
2,200	134,530	131,480	128,420	28,730	36,510	44,290	49,730	4,870	8,490
2,250	136,430	133,330	130,230	29,110	37,020	44,930	50,460	4,920	8,610
2,300	138,320	135,170	132,030	29,480	37,520	45,560	51,200	4,970	8,720
2,350	140,200	137,020	133,830	29,850	38,030	46,200	51,940	5,020	8,830
2,400	142,080	138,850	135,620	30,220	38,530	46,830	52,670	5,060	8,930
2,450	144,130	140,850	137,580	30,670	39,120	47,580	53,540	5,140	9,030
2,500	146,170	142,850	139,520	31,110	39,710	48,320	54,400	5,210	9,130
2,550	148,310	144,940	141,570	31,540	40,310	49,070	55,270	5,280	9,240
2,600	150,440	147,020	143,600	31,980	40,900	49,810	56,140	5,340	9,350
2,650	152,390	148,930	145,460	32,350	41,400	50,450	56,880	5,410	9,460
2,700	154,330	150,830	147,320	32,710	41,900	51,090	57,630	5,470	9,560
2,750	156,280	152,730	149,180	33,070	42,400	51,730	58,380	5,540	9,670
2,800	158,220	154,620	151,020	33,440	42,900	52,360	59,120	5,600	9,770
2,850	160,020	156,380	152,750	33,740	43,330	52,910	59,770	5,660	9,870
2,900	161,820	158,150	154,470	34,040	43,750	53,460	60,410	5,720	9,960
2,950	163,840	160,110	156,390	34,420	44,280	54,130	61,200	5,780	10,050
3,000	165,840	162,080	158,310	34,800	44,800	54,800	62,000	5,840	10,140
Over (Per S.F.)	55.28	54.03	52.77	11.60	14.93	18.27	20.67	1.95	3.38

ADDITIONS & DEDUCTIONS

WALL FACINGS (L.F.)

	<u>1/2 Story</u>	<u>1 Story</u>	<u>1 1/2 Story</u>	<u>1 3/4 Story</u>	<u>2 Story</u>	<u>2 1/2 Story</u>	<u>3 Story</u>
Brick	\$53.00	\$106.00	\$143.00	\$178.00	\$208.00	\$261.00	\$309.00
Stone Veneer	101.00	202.00	268.00	336.00	392.00	493.00	582.00

HEATING

Floor or Wall Furnace	Deduct No Heat	Add	\$1,550.00	Each
Pipeless Furnace	Deduct No Heat	Add	2,400.00	Each
Hand Fired Furnace		Deduct	1,050.00	
*Ground Loop Heat Pumps (Geo-Thermal Heating)		Add	2.55	P.S.F.
**In-Floor Hot Water Heat		Add	3.00	P.S.F.

*Dwellings with Geo-Thermal Heating should be priced with base heat and air conditioning. The \$2.55 Geo-Thermal heating adjustment should then be applied.

**In Floor heat that is the only heating system to a dwelling should be considered base heat. The \$3.00 adjustment should be applied to area's already served by another heating source and the in-floor heat is a secondary heat source.

FIREPLACES (Each)

			Typical
Masonry Fireplace w/ Masonry Stack		Each	\$5,300
Masonry Fireplace w/ Masonry Stack	Double Sided	Each	7,350
Extra Fireplace on Same Stack		Each	3,300
Prefab Fireplace w/ Stack		Each	4,700
Prefab Fireplace w/ Stack	Double Sided	Each	6,750
Gas Fireplace		Each	4,250
Gas Fireplace	Double Sided	Each	6,400
Electric (Permanently Built-In)		Each	3,000
Freestanding Fireplace w/ Stack		Each	3,300
Gas Freestanding Fireplace		Each	2,800

BUILT-INS (Each)

		Typical
Dishwasher		\$850
Range		750
Oven	Single	1,400
Oven	Double	2,500
Microwave		700

MULTI-FAMILY

		Typical
Conversion	Per Extra Family	\$7,500
Flat	Per Extra Family	15,000
Duplex		15,000

MISCELLANEOUS BUILT-IN ITEMS

		Price Range	Typical
Security Systems	Each	\$650 - \$1,850	\$1,250
Built-In Vacuums	Each	1,400 - 2,200	1,800
Intercom Systems	Each	875 - 1,375	1,125
Built-In Stereos (Speakers Only)	P.S.F.	0.65 - 3.25	1.95

ADDITIONS & DEDUCTIONS (Continued)

PLUMBING

Bathroom or Stall Shower Bathroom	Each	\$3,400
*Custom Tile Bathroom or Custom Tile Stall Shower Bathroom	Each	4,500
**3 Fixture Custom Bathroom (Whirlpool or Soaker Tub or Equivalent)	Each	5,700
**4 Fixture Custom Bathroom (Includes Shower & Whirlpool or Soaker Tub)	Each	6,900
**5 Fixture Custom Bathroom (Includes Shower, Whirlpool Tub & Double Vanity)	Each	8,200
Toilet Room	Each	2,100
Water Closet	Each	800
Lavatory	Each	1,300
Stall Shower or Tub	Each	1,300
*Custom Tile Shower Stall (Tile Surround w/ Glass Entry)	Each	2,400
*Custom Tub (Whirlpool or Soaker Tub or Equivalent)	Each	3,600
Prefabricated Shower (Metal, Plywood, Etc.)	Each	1,200
Kitchen Sink	Each	800
Bidet	Each	1,100
Fiberglass Service Sink	Each	675
Hot Tub	Each	6,600
No Hot Water Tank	Deduct	850
Sewer & Water Only	Deduct	2,450
Water Only	Deduct	2,900
No Plumbing	Deduct	7,450

* "Custom Tile" is a bathroom or stall shower bathroom with extensive, quality tile finishes.

** "Custom Bathroom" is a bathroom with whirlpool or soaker tub.

3 fixture = custom tub, water closet and lavatory.

4 fixture = custom tub, water closet, lavatory and shower.

5 fixture = custom tub, water closet, two lavatories and shower.

BASEMENT GARAGE

One Car	Each	\$4,500
Two Car	Each	6,000
Three Car	Each	7,500

BASEMENT ENTRY (P.S.F.)

	Price Range	Typical
Block or Frame Enclosed	\$24.00 - \$36.00	\$30.00
Brick Enclosed	31.00 - 47.00	39.00

BASEMENT FINISH

		Price Range	Typical
Floor Covering	P.S.F.	\$3.60 - \$5.40	\$4.50
Ceilings	P.S.F.	2.45 - 3.65	3.05
Wall Finish (Interior or Exterior Wall)	P.L.F.	35.00 - 53.00	44.00
Partitions (1 Side)	P.L.F.	42.50 - 64.00	53.25
Partitions (2 Sides)	P.L.F.	62.00 - 92.50	77.25
Lighting	P.S.F.	1.65 - 2.45	2.05
Heating	P.S.F.	1.60 - 2.40	2.00
Air Conditioning	P.S.F.	1.60 - 2.40	2.00
Finished Stairway	Each	800.00 - 1,200.00	1,000.00

Type of Finish

Sub-Standard Finish	P.S.F.	\$11.00 - \$17.00	\$14.00
Recreation Room Finish (Single Room)	P.S.F.	17.75 - 26.75	22.25
Recreation Room Finish w/ Walk-Out Basement	P.S.F.	20.50 - 31.00	25.75
Living Quarters Finish (Multiple Rooms)	P.S.F.	22.25 - 33.25	27.75
Living Quarters Finish w/ Walk-Out Basement	P.S.F.	27.25 - 40.75	34.00
Walk-Out Basement (P.L.F. of Exposed Wall)	P.L.F.	85.00 - 115.00	100.00

Walk-out basement price includes doors, windows, and interior finish on exposed exterior wall.

Use low range for low quality finish and large rooms, use high range for good quality finish, small rooms, or areas with a large amount of partitioning.

All extras and built-in items must be priced separately.

Sub-Standard finish is to be used in rooms with partial finish or extremely low quality finish.

Add for basement finish only if it adds to the resale value of the house.

SPRINKLER SYSTEMS

		Price Range	Typical
Dwelling Sprinkler System	P.S.F.	\$1.75 - \$3.75	\$2.75
Yard Sprinkler System	P.S.F.	0.38 - 0.58	0.48

FIELD PRICING SCHEDULE

SHEDS (P.S.F.)

	Price Range	Typical
Metal Storage Sheds	\$10.00 - \$20.00	\$15.00
Frame & Block Sheds	18.00 - 34.00	26.00
Att. Metal Storage Sheds (Includes Foundation)	26.50 - 48.50	37.50
Att. Frame & Block Sheds (Includes Foundation)	34.00 - 63.00	48.50

PATIOS, DECKS AND OUTDOOR LIVING SPACES

		Price Range	Typical
Concrete Patio	P.S.F.	\$3.00 - \$6.80	\$4.90
Stamped Concrete Patio	P.S.F.	8.00 - 16.00	12.00
Concrete Block Patio (Limited Base)	P.S.F.	5.00 - 11.00	8.00
Flagstone Patio (Prepared Base)	P.S.F.	8.00 - 16.00	12.00
Paver Patio (Prepared Base)	P.S.F.	10.00 - 20.00	15.00
Wood Deck	P.S.F.	15.00 - 27.00	21.00
Vinyl/Composite Deck	P.S.F.	19.00 - 33.00	26.00
Patio Bench Wall	P.L.F.	25.00 - 45.00	35.00
Outdoor Fireplace	Each	1,500.00 - 7,500.00	4,500.00
BI Fire Pits	Each	500.00 - 1,500.00	1,000.00
Metal Patio Roof (Includes Supports)	P.S.F.	7.00 - 13.00	10.00
Asphalt on Wood Patio Roof (Includes Supports)	P.S.F.	9.00 - 16.00	12.50
Screen Enclosure	P.L.F.	20.50 - 34.50	27.50
Pergola	P.S.F.	17.50 - 32.50	25.00
Gazebo	P.S.F.	23.50 - 43.50	33.50
*Accent Lighting	P.S.F.	1.00 - 2.00	1.50
Outdoor Masonry Kitchens/Grilling Stations (P.L.F)	P.L.F.	175.00 - 325.00	250.00
**Outdoor Living Space (Simple)	P.S.F.	14.00 - 26.00	20.00
**Outdoor Living Space (Typical)	P.S.F.	21.00 - 39.00	30.00
**Outdoor Living Space (High-end)	P.S.F.	28.00 - 52.00	40.00
Solar Rooms (Glass/Steel w/ Curved Eaves)			
Under 100 S.F.	P.S.F.	140.00 - 210.00	175.00
101 - 250 S.F.	P.S.F.	105.00 - 155.00	130.00
251 - 500 S.F.	P.S.F.	90.00 - 140.00	115.00
501 + S.F.	P.S.F.	85.00 - 125.00	105.00

Note: Solar Room prices include heat. Deduct \$3.50 per square foot for solar rooms with no heat.

Concrete Block Patio (Limited Base) will consist of 1 1/2" Paver Blocks set on a sand base (or equivalent); whereas, a Paver Patio (Prepared Base) will consist of 4" Pavers with a base of concrete (or compacted aggregate) and sand (or equivalent).

*Use S.F. of deck, patio, walkway, etc. illuminated by the accent lighting.

**Simple Outdoor Living Spaces will include a Paver Patio base and Bench Wall (or equivalent). Add Grilling Station and Accent Lighting (or equivalent) for a Typical. High-End Outdoor Living Spaces will also include a quality Fire pit or Fireplace. Pergola's or Roofs are not included in the Outdoor Living Space rates.

RESIDENTIAL SWIMMING POOLS (P.S.F.W.S.A.)

Prices include 3' to 9' depth pool, site preparation, utility yard lines, underwater lights, filtration system and 3' to 4' patio around perimeter. Odd shaped pools are to be squared off at widest points.

	Vinyl	Fiberglass (One Piece)	Concrete	Retractable Cover (Add)
Up to 499 S.F.	\$60.00	\$69.00	\$100.00	\$14.00
500 - 699 S.F.	53.00	60.00	87.00	13.25
700 - 899 S.F.	48.00	56.00	80.00	12.75
900 - 1,099 S.F.	45.00	—	73.00	12.25
1,100 - 1,299 S.F.	42.00	—	70.00	12.00

	Price Range	Typical
Add for Heater	\$2,000.00 - \$3,000.00	\$2,500.00
Add for Diving Board	900.00 - 1,600.00	1,250.00

Note: Pools should depreciate at 5% per year, up to 60%. Obsolescence should be 20% and up. Vinyl pools may have metal, fiberglass panel, or structural foam walls.

RESIDENTIAL DEPRECIATION ANALYSIS

NORMAL DEPRECIATION GUIDE

Year	EFA	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor*
Initial	1	0	0	0	0	1	2	3	5	7
	2	0	0	0	1	2	3	4	6	9
	3	0	0	1	2	3	4	5	7	10
	4	0	0	1	2	4	5	6	8	11
	5	0	1	2	3	5	6	7	9	12
	6	0	1	2	3	5	6	7	10	13
	7	0	1	2	4	6	7	8	11	14
	8	0	1	2	4	6	7	8	12	15
	9	1	2	3	5	7	8	9	13	16
	10	1	2	3	5	7	8	10	14	17
	11	1	2	3	5	8	9	10	14	18
	12	1	2	3	5	8	9	11	15	19
	13	1	2	3	5	8	9	11	15	20
	14	2	3	4	6	9	10	11	16	21
	15	2	3	4	6	9	10	12	17	22
	16	2	3	4	6	9	10	12	17	23
	17	2	3	4	7	10	11	12	18	24
	18	2	3	4	7	10	11	13	19	25
	19	2	3	4	7	10	11	13	19	26
	20	2	3	4	7	10	11	13	20	27
	21	3	4	5	8	11	12	14	21	28
	22	3	4	5	8	11	12	14	21	29
	23	3	4	5	8	11	12	14	22	30
	24	3	4	5	8	11	13	15	23	31
	25	3	5	6	9	12	13	15	23	32
	26	3	5	6	9	12	14	16	24	33
	27	3	5	6	9	12	14	16	24	34
	28	3	5	6	9	12	14	16	25	35
	29	4	6	7	10	13	15	17	26	36
	30	4	6	7	10	13	15	17	26	37
	31	4	6	7	10	13	15	18	27	38
	32	4	6	7	10	13	15	18	27	39
	33	4	6	7	11	14	16	18	28	40
	34	4	6	7	11	14	16	19	29	41
	35	4	6	7	11	14	16	19	29	42
	36	4	6	7	11	14	17	20	30	43
	37	5	7	8	12	15	17	20	30	44
	38	5	7	8	12	15	18	21	31	45
	39	5	7	8	12	15	19	21	31	46
	40	5	7	8	12	15	19	22	32	47
	41	5	7	9	13	16	19	22	32	47
	42	5	7	9	13	16	20	23	33	48
	43	5	7	9	13	16	20	23	33	48
	44	6	8	9	14	17	21	24	34	49
	45	6	8	9	14	17	21	25	35	50
	46	6	8	10	15	18	22	26	36	51
	47	6	8	10	15	18	22	26	36	51
	48	6	8	10	15	19	23	26	36	51
	49	6	8	10	15	19	23	27	37	52
	50	6	8	10	15	20	24	27	37	52
	51	6	8	10	15	20	24	27	37	52

RESIDENTIAL DEPRECIATION ANALYSIS (Continued)

NORMAL DEPRECIATION GUIDE

Year	EFA	Excellent	Very Good	Good	Above Normal	Normal	Below Normal	Fair	Poor	Very Poor*
	52	7	9	11	16	21	25	28	38	53
	53	7	9	11	16	21	25	28	38	53
	54	7	10	12	17	22	26	29	39	54
	55	7	10	12	17	22	26	29	39	54
	56	7	11	13	18	23	27	30	40	55
	57	7	11	13	18	23	28	31	41	56
	58	8	12	14	19	24	29	32	42	57
	59	8	12	14	19	24	29	32	42	57
	60	8	13	15	20	25	30	33	43	58
	61	8	13	15	20	25	30	33	43	58
	62	8	14	16	21	26	31	34	44	59
	63	8	14	16	21	26	31	34	44	59
	64	9	15	17	22	27	32	35	45	60
	65	9	15	17	22	27	32	36	46	61
	66	9	16	18	23	28	33	37	47	62
	67	10	16	18	23	28	33	37	47	62
	68	10	16	19	24	29	34	38	48	63
	69	10	16	19	24	29	34	38	48	63
	70	10	17	20	25	30	35	39	49	64
	71	10	17	20	25	30	35	39	49	64
	72	10	17	21	26	31	36	40	50	65
	73	10	17	21	26	31	36	41	51	66
	74	11	18	22	27	32	37	42	52	67
	75	11	18	22	27	32	37	42	52	67
	76	11	19	23	28	33	38	43	53	68
	77	11	19	23	28	33	38	43	53	68
	78	12	20	24	29	34	39	44	54	69
	79	12	20	24	29	34	39	44	54	69
	80	12	21	25	30	35	40	45	55	70
	81	12	21	25	30	35	40	45	55	70
	82	13	22	26	31	36	41	46	56	71
	83	13	22	26	31	36	41	46	56	71
	84	13	23	27	32	37	42	47	57	72
	85	13	23	27	32	37	42	47	57	72
	86	14	24	28	33	38	43	48	58	73
	87	14	24	28	33	38	43	48	58	73
	88	15	25	29	34	39	44	49	59	74
	89	15	25	29	34	39	44	49	59	74
	90	15	25	30	35	40	45	50	60	75
	91	15	25	30	35	40	45	50	60	75
	92	15	25	30	35	40	45	50	60	75
	93	15	25	30	35	40	45	50	60	75
	94	15	25	30	35	40	45	50	60	75
	95	15	25	30	35	40	45	50	60	75
	96	15	25	30	35	40	45	50	60	75
	97	15	25	30	35	40	45	50	60	75
	98	15	25	30	35	40	45	50	60	75
	99	15	25	30	35	40	45	50	60	75
	100	15	25	30	35	40	45	50	60	75
	101	15	25	30	35	40	45	50	60	75

*Sound judgment and observation must be used in arriving at the depreciation of residential structures in very poor condition.

The preceding is a guide only. The assessor/appraiser is encouraged to complete a depreciation analysis and should edit the depreciation guide as necessary.

PARTIALLY COMPLETED RESIDENTIAL PROPERTY WORKSHEET

Name _____ Date _____

Address _____ Inspector _____

Parcel # _____

	% Total	Completed	Date
FOUNDATION (footings, foundation, excavation & backfill)	15%		
BASEMENT FLOOR	5%		
BASEMENT STAIRS	1%		
FLOOR (joist)	4%		
FLOOR (deck)	3%		
FLOOR COVERING	5%		
EXTERIOR WALLS (studs)	4%		
EXTERIOR WALLS (sheathing & building wrap)	2%		
SIDING	3%		
WALL INSULATION	1%		
WINDOWS & DOORS	8%		
ROOF (trusses, & deck)	5%		
ROOF (shingles & trim)	4%		
ROOF INSULATION	2%		
INTERIOR STUDDING	2%		
INTERIOR DRYWALL (untaped)	6%		
DRYWALL FINISHING (paint, trim & interior doors)	8%		
ROUGH PLUMBING	3%		
PLUMBING FIXTURES	4%		
ROUGH ELECTRICAL	3%		
ELECTRICAL FIXTURES	3%		
HEATING INSTALLED	4%		
KITCHEN & BATHROOM CABINETS	5%		
Total Percent Completed.....			

Comments: _____

AGRICULTURAL BUILDINGS

AGRICULTURAL BUILDING SECTION

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AGRICULTURAL BUILDINGS PREFACE

DWELLING AND GARAGES

For equalization purposes between rural and urban properties, the physical depreciation used on these buildings should be consistent. Therefore, use the depreciation schedules which appear with the residential schedule. Functional and economic depreciation can be determined by investigating sales of rural properties.

VALUATION OF AGRICULTURAL BUILDINGS

The valuation of agricultural buildings can be complex in nature, due to the rapid change in farming practices. Agricultural buildings shall be valued by giving exclusive consideration to its productivity and net earning capacity rather than market value. It is difficult to separate agricultural buildings from a total farm unit sale, therefore, the assessor/appraiser must place a value on the improvements on the basis of use and the benefits that the farming operation receives from each individual structure.

REPLACEMENT COST

This section of the manual has been developed for the appraiser or assessor as a guide to establish the replacement cost rather than the reproduction cost of agricultural structures.

Replacement cost is the cost of replacing the building with the same utility except with present day construction materials. Reproduction cost is defined as replacing the structure with an exact replica.

The replacement costs in this section are calculated on the basis of non-union labor. These individual schedules of farm buildings are divided into six classifications or grades. The grading factors are merely a means of showing the difference between quality of construction. This allows the appraiser flexibility in arriving at the normal replacement cost of farm buildings. These grading factors are described as follows:

Grade 1	Superior quality construction
Grade 2	High quality construction
Grade 3	Good construction
Grade 4	Average construction
Grade 5	Below average construction
Grade 6	Sub-standard construction

The costs in this section are structures of average (4 grade) construction. An appropriate class should be determined for each structure. The grading tables, found in the grading section of this manual, should be utilized to adjust the base cost.

PHYSICAL DEPRECIATION

Physical depreciation is a loss in value due to physical wear and tear on the structure caused by use, elements and general deterioration. Quality of construction along with upkeep has a definite bearing on the amount of physical depreciation.

FUNCTIONAL OBSOLESCENCE

Functional obsolescence is a loss in value caused from within the structure, such as: overbuilt, too great or too little capacity, design, limited use and any other factor which would cause loss of value from within. Changes in farming practices have created substantial functional obsolescence to many older farm buildings. An example is a machine shed with small overhead doors and/or low eaves, not able to accommodate modern equipment.

EXTERNAL OBSOLESCENCE

External obsolescence is defined as being that loss in value caused from outside the property such as: government controls, marketing, availability of water, electricity, distance from market roads, and any other factor which might detract from the value of the buildings. Changes in farming practices can also be a form of external obsolescence. For example, an old finishing hog house is still functionally suitable for finishing hogs; however, modern farming practices dictate that large hog confinements be utilized to recognize the economics of scale necessary to compete in today's agricultural marketplace.

SUMMARY

The final analysis of value contributed to buildings of the farming operation, the appraiser or assessor must use sound reasoning along with all the appraisal experience at his/her command. All of the above mentioned factors should be taken into consideration in arriving at the final value.

AGRICULTURAL BUILDINGS PREFACE (Continued)

DEPRECIATION GUIDE

Generally farm buildings have a much shorter life than other structures. In this schedule we have estimated the physical depreciation up to 50 years with normal upkeep. The following guide must be adjusted on any structure having above or below normal upkeep.

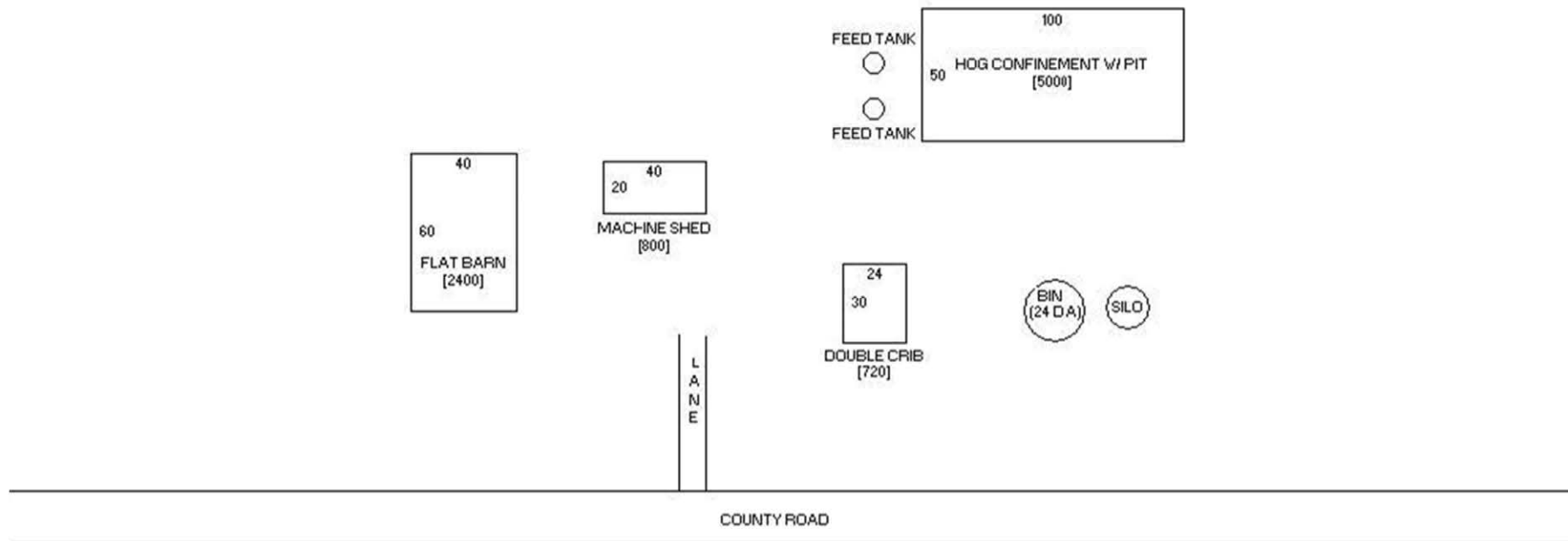
The following chart contains three different depreciation tables. Table 1 should be used for structures which are not subject to the corrosive deterioration of livestock operations. Table 2 should be utilized for structures which have short lived items, such as grain bins, silos, etc. Table 3 is well suited for structures which are subject to the corrosive deterioration of livestock operations. The depreciation tables reflect structures in normal condition. Depreciation conclusions for structures with excellent maintenance or remodeling should be adjusted accordingly, as should structures with minimal maintenance and/or poor condition.

The following chart assumes structures which are in normal condition. However, many structures may exhibit better than normal condition due to remodeling, replacement of short lived items, or better than normal maintenance. Conversely, some structures may exhibit worse than normal condition due to lack of maintenance or damage. To allow for these fluctuations in condition each structure should be given a condition rating and the "Normal" depreciation should be adjusted as follows:

<u>Condition</u>	<u>Adjustment to "Normal" Depreciation</u>
Excellent	-30%
Very Good	-20%
Good	-10%
Above Normal	-5%
Normal	0%
Below Normal	+5%
Fair	+10%
Poor	+15%
Very Poor	+20%

Depreciation					Depreciation				
Year	EFA	Table 1	Table 2	Table 3	Year	EFA	Table 1	Table 2	Table 3
Initial	1	1	2	3	26	39	52	70	
	2	3	4	6	27	40	54	70	
	3	4	6	9	28	42	56	70	
	4	6	8	12	29	43	58	70	
	5	7	10	15	30	45	60	70	
	6	9	12	18	31	46	62	70	
	7	10	14	21	32	48	64	70	
	8	12	16	24	33	49	66	70	
	9	13	18	27	34	51	68	70	
	10	15	20	30	35	52	70	70	
	11	16	22	33	36	54	70	70	
	12	18	24	36	37	55	70	70	
	13	19	26	39	38	57	70	70	
	14	21	28	42	39	58	70	70	
	15	22	30	45	40	60	70	70	
	16	24	32	48	41	61	70	70	
	17	25	34	51	42	63	70	70	
	18	27	36	54	43	64	70	70	
	19	28	38	57	44	66	70	70	
	20	30	40	60	45	67	70	70	
	21	31	42	63	46	69	70	70	
	22	33	44	66	47	70	70	70	
	23	34	46	69	48	70	70	70	
	24	36	48	70	49	70	70	70	
	25	37	50	70	50	70	70	70	

	Count	Ag Building Description	Units	Price	Base Value/RC	Grade	Year	Phys%	Fobs%	Eobs%	Other%	Ag Fctr%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)	
1 of 9	1	906-Barn - Flat	40' X 60'	2,400 SF	Computer \$26.90	\$72,720 \$72,720	4/1.00 NML	1924	70.00	70	0	0	50%	\$3,272	1.000	\$3,270
	Adj	(+) Concrete Floor Complete Area	2,400			AVG										
2 of 9	1	924-Machine or Utility Bldg	20' X 40'	800 SF	Computer \$17.30	\$13,840 \$13,840	4/1.00 NML	1935	70.00	70	0	0	50%	\$623	1.000	\$620
3 of 9	1	926-Crib	24' X 30'	720 SF	Computer \$27.20	\$19,584 \$19,584	4/1.00 NML	1928	70.00	70	0	0	50%	\$881	1.000	\$880
4 of 9	1	904-Bin - Stl. Grain Storage	24' X 17'	6,662 Bu	Computer \$20,700.00	\$22,900 \$22,900	4/1.00 A NML	1975	65.00	0	0	0	50%	\$4,007	1.000	\$4,010
	Eq	(+) 7.5 HP Fan	1			AVG										
	Eq	(+) Aeration Floor	1			AVG										
	Eq	(+) Unloading System	1			AVG										
5 of 9	1	931-Silo - Enameled Stl.	17' X 40'	7,296 Bu	Computer \$95,900.00	\$95,900 \$95,900	4/1.00 Poor	1970	80.00	80	0	0	50%	\$1,918	1.000	\$1,920
6 of 9	1	; Gest/Farrow/Nurse 918-Hog Confinement	50' X 100'	5,000 SF	Computer \$36.20	\$181,000 \$181,000	4/1.00 NML	2009	30.00	0	0	0	50%	\$63,350	1.000	\$63,350
7 of 9	1	941-Concrete Pit - 8 Ft Depth	50' X 100'	5,000 SF	Computer \$12.10	\$60,500 \$60,500	4/1.00 NML	2009	30.00	0	0	0	50%	\$21,175	1.000	\$21,180
8 of 9	1	935-Steel Bulk Feed Tank	9'	12 LF	Computer \$4,768.00	\$8,268 \$8,268	4/1.00 NML	2009	20.00	0	0	0	50%	\$3,307	1.000	\$3,310
	Eq	(+) 3" PVC Auger Pr/LF (100/150/200')	200			Low										
9 of 9	1	935-Steel Bulk Feed Tank	9'	12 LF	Computer \$4,768.00	\$8,268 \$8,268	4/1.00 NML	2009	20.00	0	0	0	50%	\$3,307	1.000	\$3,310
	Eq	(+) 3" PVC Auger Pr/LF (100/150/200')	200			Low										
		Ag Buildings TOTAL Value														\$101,850



Sketch 1 of 1



4 GRADE



5 GRADE

BANK BARNS

Foundation: Concrete or stone walls and footings.

Walls: Masonry walls 10' high. Single siding on wood studs or board and batten 14' to 18' high, wood sash windows and wood doors.

Roof: Wood or asphalt shingle, wood deck, wood rafters on gothic framing.

Floor: Dirt with concrete runways.

Other Features: Loft - 1" wood plank on wood joist with timber beams and column supports. Stalls and bins on lower level.

Mechanical Equipment: Electric wiring.

Area	Price per S.F.	4 Grade
400	\$53.20	\$21,280
600	50.60	30,360
800	48.00	38,400
1,000	45.50	45,500
1,200	43.30	51,960
1,400	41.20	57,680
1,600	39.60	63,360
1,800	38.30	68,940
2,000	37.10	74,200
2,400	36.20	86,880
3,000	33.50	100,500
3,600	32.60	117,360
4,200	31.40	131,880
5,000	30.60	153,000
Over 5,000	30.50	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.	\$3.40
No Electric	(-)	P.S.F.	1.40
Masonry Construction	(+)		15%



3 GRADE



5 GRADE

FLAT BARN

Foundation: Concrete or stone walls and footings.

Walls: 1" board and batten on single siding on wood studs, 16' to 20' walls, wood sash windows and wood doors.

Roof: Gable or gambrel, wood or asphalt shingles on wood deck or wood roof boards, wood rafters, timber beams and columns supports.

Floor: Dirt with concrete or wood runways.

Loft: 1" wood plank on wood joist with timber supports.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
1,000	\$32.20	\$32,200
1,200	30.60	36,720
1,400	30.10	42,140
1,600	28.90	46,240
1,800	28.00	50,400
2,000	27.70	55,400
2,400	26.90	64,560
3,000	26.00	78,000
3,600	25.20	90,720
4,200	24.60	103,320
5,000	24.20	121,000
Over 5,000	23.90	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.	\$3.40
No Electric	(-)	P.S.F.	1.40
Masonry Construction	(+)		15%



4 GRADE



5 GRADE

FEED AND LIVESTOCK BARNs

Foundation: Concrete or equal walls and footings.

Walls: Vertical single siding or board and batten on building framing, average 10' to 14' high, wood doors.

Roof: Gable, asphalt or wood shingles, wood deck or roof boards, wood rafters, pole or wood beams and columns supports.

Floor: Cattle area dirt, hay area concrete.

Other Features: Self feed, slatted hay storage area.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
400	\$30.20	\$12,080
600	28.00	16,800
800	25.50	20,400
1,000	23.40	23,400
1,200	22.20	26,640
1,400	21.40	29,960
1,600	20.90	33,440
1,800	20.50	36,900
2,000	19.70	39,400
2,400	19.50	46,800
3,000	18.30	54,900
3,600	17.80	64,080
4,200	17.30	72,660
5,000	16.90	84,500
Over 5,000	16.60	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.	\$3.40
No Electric	(-)	P.S.F.	1.40
Masonry Construction	(+)		15%



4 GRADE



5 GRADE

LEAN-TO

Foundation: Pole set in earth or concrete.

Walls: Vertical siding or corrugated metal on building framing. Walls 8' to 12' high.

Roof: Shed type, single pitched, light weight shingles, roll roofing or corrugated metal covering.

Floor: Earth.

Per S.F.

Area	Closed All Sides	Open One End	Open Both Ends	Open Side & One Open End	Closed Ends Only	Open Side & Ends
400	\$12.30	\$11.25	\$10.20	\$7.00	\$8.05	\$5.95
600	10.90	9.85	8.80	7.00	8.05	5.95
800	10.20	9.15	8.05	7.00	8.05	5.95
1,000	9.80	8.70	7.65	7.00	8.05	5.95
1,200	9.40	8.55	7.65	6.85	7.70	5.95
1,400	9.15	8.40	7.65	6.70	7.45	5.95
1,600	9.00	8.30	7.65	6.60	7.30	5.95
1,800	8.85	8.25	7.65	6.55	7.15	5.95
2,000	8.70	8.20	7.65	6.50	7.00	5.95
Over 2,000	8.70	8.20	7.65	6.50	7.00	5.95

ADJUSTMENTS TO BASE PRICE

Concrete Floor & Foundation	(+)	\$11.35	\$10.10	\$8.85	\$5.15	\$5.15	—
Concrete Floor	(+)	3.90	3.90	3.90	3.90	3.90	\$3.90
Electric	(+)	1.40	1.10	1.10	1.10	1.10	1.05



3 GRADE



4 GRADE

DAIRY BARNS

Foundation: Walls and footings (concrete or equal).

Walls: Masonry walls 8' to 10' high, vertical siding ends, loft area average 16' to 20' high.

Roof: Arched or bow string roof with composition shingles on wood deck.

Floor: First - Concrete with trenches.
Second - 1" wood plank or D & M flooring on wood joist, timber supports.

Other Features: Electrical wiring, water, stanchions and stalls.

Area	Price per S.F.	4 Grade
600	\$37.50	\$22,500
800	36.20	28,960
1,000	35.00	35,000
1,200	34.60	41,520
1,400	33.90	47,460
1,600	32.70	52,320
1,800	32.60	58,680
2,000	31.50	63,000
2,400	31.00	74,400
3,000	30.10	90,300
3,600	28.90	104,040
4,200	28.50	119,700
5,000	28.00	140,000
Over 5,000	28.00	—

ADJUSTMENTS TO BASE PRICE			
Earth Floor	(-)	P.S.F.	\$3.90
No Electric	(-)	P.S.F.	2.40
Heating	(+)	P.S.F.	2.00



4 GRADE



5 GRADE

MILK HOUSES

Foundation: Walls and footings (reinforced concrete or equivalent).

Walls: Concrete block or tile, painted 8' to 10' high, wood or steel sash windows, wood door.

Roof: Flat or gable. Asphalt or wood shingles, wood rafters, painted ceiling.

Floor: Concrete slab with floor drain.

Mechanical Equipment: Electrical wiring and water.

Area	Price per S.F.	4 Grade
100	\$70.50	\$7,050
150	62.20	9,330
200	57.90	11,600
250	52.40	13,100
300	48.80	14,640
400	42.60	17,040
600	41.30	24,780
1,000	36.40	36,400
Over 1,000	36.20	—

ADJUSTMENTS TO BASE PRICE

Glazed Tile Lined Walls	(+)	P.L.F.		\$63.90
Heating	(+)	P.S.F.		2.50
Frame Walls	(-)	P.S.F.		6.30
Water Heater	(+)	Each	\$750.00	- 900.00
Exhaust Fan	(+)	Each	280.00	- 340.00
Plumbing Fixtures	(+)	Each		710.00



3 GRADE



4 GRADE



2 GRADE

MILKING PARLOR

Foundation: Concrete walls and footings.

Walls: Metal with liners, or masonry walls 8' – 10' high. Steel sash or wood frame windows / doors, concrete block structures will have plaster direct and painted interior walls.

Roof: Gable, composition shingles on 1" wood decking, wood rafters 24" on center, plaster board or equivalent ceiling, painted. Metal buildings will have metal on wood frame roof with metal liner.

Floor: Concrete with floor drains.

Other Features: Electrical wiring, water.

Area	Price per S.F.	4 Grade
600	\$43.05	\$25,830
800	38.80	31,040
1,200	33.90	40,680
1,600	31.55	50,480
2,000	30.10	60,200
2,400	29.05	69,720
2,800	28.00	78,400
3,000	27.70	83,100
Over 3,000	27.60	—

ADJUSTMENTS TO BASE PRICE

Glazed Tile Lined Walls	(+)	P.L.F.		\$63.90
Heating	(+)	P.S.F.		2.50
Frame Walls	(-)	P.S.F.		6.30
Water Heater	(+)	Each	\$750.00	— 900.00
Exhaust Fan	(+)	Each	280.00	— 340.00
Plumbing Fixtures	(+)	Each		710.00
Metal/Steel Frame	(+)			15%
Metal/Wood Frame	(-)			5%
Stanchions	(+)	Each		115.00
Milking Stalls	(+)	Each	2,250.00	— 4,750.00
Rotary Milking Stalls	(+)	Each	6,250.00	— 11,250.00



4 GRADE
SINGLE W/ SIDE DRIVE



4 GRADE
DOUBLE W/ CENTER DRIVE

CONFINED CATTLE FEED BARN & FREE STALL BARN

Foundation: Poles set in concrete.

Walls: Metal panels on wood framing, sliding wood door, one side open (open two sides on center drive type).

Roof: Double pitch on wood framing.

Floor and Pit: Earth floor at drive-thru 8' deep concrete pits and dividers with concrete slats.

Mechanical: Water to building only (no heat and no electric).

Equipment: Steel dividers, concrete feed bunks and heated waterers.

Area	Single w/ Side Drive				Double w/ Center Drive			
	*Building	Pit	Equipment	Total	*Building	Pit	Equipment	Total
5,000	\$6.95	\$17.50	\$1.90	\$26.35	\$6.10	\$21.80	\$2.90	\$30.80
6,000	6.65	16.75	1.90	25.30	6.05	21.25	2.70	30.00
8,000	6.50	16.60	1.90	25.00	5.90	20.85	2.70	29.45
10,000	6.45	16.55	1.90	24.90	5.90	20.50	2.70	29.10
15,000	6.45	16.25	1.65	24.35	5.70	20.20	2.70	28.60
20,000	6.45	16.00	1.65	24.10	5.70	20.00	2.70	28.40
30,000	—	—	—	—	5.70	19.75	2.70	28.15
*Steel framing add 80% to "Building"					*Steel framing add 70% to "Building"			

ADJUSTMENTS TO BASE PRICE

Concrete Floor	(+)	P.S.F	\$3.90
Electric	(+)	P.S.F	1.40
6" Auger	(+)	P.L.F	57.50
8" Auger	(+)	P.L.F	75.00

All prices are average and may vary for quality, workmanship or materials.



4 GRADE



5 GRADE

POLE BARN

Foundation: Pole set in earth or concrete.

Walls: Vertical siding or galvanized metal on building framing 10' to 16' high, wood sliding doors.

Roof: Gable, asphalt shingles or corrugated metal on pole purlins and pole supports.

Floor: Dirt.

Mechanical Equipment: None.

Area	Price per S.F.	4 Grade
200	\$10.30	\$2,060
400	9.70	3,880
600	8.75	5,250
800	8.65	6,920
1,000	8.20	8,200
1,200	7.95	9,540
1,500	7.65	11,475
1,800	7.30	13,140
2,100	7.25	15,225
2,400	7.05	16,920
2,800	6.95	19,460
3,000	6.80	20,400
3,500	6.75	23,625
4,200	6.70	28,140
4,800	6.55	31,440
5,000	6.50	32,500
Over 5,000	6.45	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor	(+)	P.S.F.	\$3.90
Electric	(+)	P.S.F.	1.40
Loft	(+)	P.S.F.	2.45
Open Side (Each)	(-)	P.S.F.	1.25
Open End (Each)	(-)	P.S.F.	0.75



4 GRADE



5 GRADE

LOAFING SHED

Foundation: Concrete walls and footings.

Walls: Vertical siding on building framing 8' to 10' high, wood sash windows, wood doors.

Roof: Gable, composition shingles on 1" wood deck, wood rafters.

Floor: Earth.

Other Features: None.

Area	Price per S.F.	4 Grade
600	\$16.00	\$9,600
800	15.30	12,240
1,000	15.00	15,000
1,200	13.60	16,320
1,400	12.70	17,780
1,600	12.50	20,000
1,800	12.30	22,140
2,000	11.70	23,400
2,400	11.40	27,360
2,800	11.10	31,080
3,200	10.80	34,560
4,000	10.40	41,600
5,000	9.90	49,500
Over 5,000	9.80	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.	\$3.90
Electric	(+)	P.S.F.	1.40
Masonry Construction	(+)		15%



3 GRADE



4 GRADE

SMALL BARNs

Foundation: Concrete or stone walls and footings.

Walls: 1" board and batten or single siding on wood studs, 16' to 20' walls, wood sash windows and wood doors.

Roof: Gable or gambrel, wood or asphalt shingles on wood deck or wood roof boards, wood rafters, timber beams and columns supports.

Floor: Dirt floor.

Loft: 1" wood plank on wood joist with timber supports.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
200	\$50.20	\$10,040
300	43.70	13,110
400	39.10	15,640
600	35.00	21,000
800	33.30	26,640
1,000	30.80	30,800
1,200	29.40	35,280
1,400	28.90	40,460
1,600	27.70	44,320

ADJUSTMENTS TO BASE PRICE

Concrete Floor Complete Area	(+)	P.S.F.		\$3.90
No Electric	(-)	P.S.F.		1.40
Overhead Door	(+)	Each	\$850.00	- 2,500.00



4 GRADE



5 GRADE

HAY SHEDS

Foundation: Poles set in concrete or earth.

Walls: Wood fence 4' high, wire fencing balance of height, 14' to 20' high, open sides.

Roof: Gable, metal on wood trusses on poles.

Floor: Earth.

Mechanical Equipment: None.

Area	Price per S.F.	4 Grade
400	\$7.20	\$2,880
600	7.00	4,200
800	6.75	5,400
1,000	6.40	6,400
1,200	6.20	7,440
1,400	6.15	8,610
1,600	5.55	8,880
1,800	5.35	9,630
2,000	5.30	10,600
2,200	4.95	10,890
2,400	4.70	11,280
2,600	4.60	11,960
2,800	4.50	12,600
3,000	4.40	13,200
Over 3,000	4.20	—

ADJUSTMENTS TO BASE PRICE

Concrete Floor	(+)	P.S.F.	\$3.40
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4 GRADE – FINISHING



4 GRADE – FARROWING

SWINE FINISHING AND FARROWING

Foundation: Concrete or equal walls and footings.

Walls: 1" vertical siding on wood frame, 7' to 9' high, wood sash windows, wood doors.

Roof: Gable. Asphalt or wood shingles on wood deck or roof boards. Wood rafters.

Floor: Concrete slab.

Other Features: Pens.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
200	\$31.50	\$6,300
400	28.05	11,220
600	24.95	14,970
800	23.65	18,920
1,000	22.90	22,900
1,200	20.85	25,020
1,400	20.15	28,210
1,600	19.40	31,040
1,800	19.05	34,290
2,000	18.30	36,600
2,800	17.30	48,440
3,200	16.95	54,240
4,000	15.95	63,800
Over 4,000	15.50	

ADJUSTMENTS TO BASE PRICE				
No Floor	(-)	P.S.F.		\$3.90
Ceiling	(+)	P.S.F.		1.50
Masonry Construction	(+)			15%
No Electric	(-)	P.S.F.		1.65
Ventilation Fans	(+)	Each	\$520.00	- \$1,000.00
Auto Water & Piping	(+)	Each	86.00	- 145.00

Note: Swine Finishing Buildings - Deduct 10% to 20%



HOG CONFINEMENTS

Foundation: Concrete.

Walls: Plywood, vertical siding or metal on wood studs, board insulation with plywood, or metal lined, or equivalent interior.

Roof: Metal or composition on plywood, wood rafters, insulation, plywood or metal equivalent liner.

Floor: Concrete or plastic slats over pits. (Pits not included in building price.)

Mechanical: Minimum electric, small unit heaters, water to building (no fixtures), minimum ventilation fans.

Pits: None. All pits are to be added from "Concrete Pit" schedule.

Equipment: Metal pens and gates, waterers, and feeders.

These units are very similar in basic design, but will vary considerably with quality of workmanship and materials. The appraiser must classify carefully to reflect this variation.

The combination units include dividing walls.

Price differences of the units, due to use, reflect normal variations of equipment and building requirements.

Area	Gestation	Farrowing	Nursery	Finishing	Comb. Farrowing & Nursery	Comb. Gestation, Farrowing & Nursery	Comb. Gestation, Farrowing, Nursery & Finishing	Add for Conc. Floor w/ no Pit
800	\$42.70	\$45.60	\$47.80	\$34.20	\$48.50	\$47.10	\$47.80	\$11.40
1,000	40.40	43.30	45.60	32.00	46.20	44.80	45.50	10.40
1,200	38.90	41.80	44.00	30.50	44.70	43.30	44.00	9.70
1,600	37.00	39.90	42.20	28.60	42.80	41.40	42.10	8.90
2,000	35.90	38.80	41.00	27.40	41.30	40.00	40.00	8.40
2,400	35.10	38.10	40.30	26.70	40.30	39.00	38.50	8.05
3,000	34.30	37.30	39.50	25.90	39.30	38.00	37.10	7.75
4,000	33.60	36.50	38.80	25.20	38.30	37.00	35.60	7.40
5,000	32.80	35.70	37.90	24.30	37.50	36.20	34.80	6.90
6,000	32.40	35.40	37.60	24.00	37.10	36.20	34.10	6.75
8,000	32.00	34.90	37.10	23.60	36.50	36.20	33.20	6.55
10,000	31.70	34.70	36.90	23.30	36.10	36.20	32.70	6.40
12,000	31.50	34.50	36.70	23.10	35.90	36.20	32.30	6.30
15,000	31.40	34.30	36.50	23.00	35.70	36.20	32.00	6.25
20,000	31.20	34.20	36.40	22.80	35.40	36.20	31.70	6.15
25,000	31.10	34.10	36.30	22.70	35.30	36.20	31.40	6.10
30,000	31.00	34.00	36.20	22.60	35.20	36.20	31.30	6.05

ADJUSTMENTS TO BASE PRICE

No Equipment	(-)	\$13.50	\$14.85	\$12.00	\$3.50	\$10.80	\$13.45	\$10.95
Deduct Slatted Floor	(-)	4.25	6.25	6.25	4.25	6.25	5.60	5.25
Price Range								Typical
Attached Enclosed Walkways	(+)						\$20.00 - \$30.00	\$25.00
Interior Offices	(+)						24.00 - 36.00	30.00
Plumbing							See "Analyzed Unit Cost" — Page — 4-20	
Livestock Loading Chute	(+)						2,000.00 - 3,500.00	2,750.00

2 Grade — Buildings constructed with concrete exterior walls or equivalent.

3 Grade — Buildings with vinyl covered wood exterior walls or equivalent. Glassboard interior or equivalent and/or coated wire floor slats.

4 Grade — See specifications at top of page.

5 Grade — Buildings with no interior liner and/or buildings built with low quality materials. Most franchise type buildings.



ENCLOSED COMPONENT HOG CONFINEMENTS

These units are prebuilt and generally come in 12'-14' wide sections. Units with built-in (B-I) pits are usually set on piers. The pits are generally made of fiberglass and are 3' deep. Units with concrete pits rest directly on the pit walls.

BASIC SPECIFICATIONS

Foundation: None.

Walls: Metal panels on wood frame with insulation and fiberglass or equivalent interior liner.

Roof: Low double pitch metal roof on wood frame, insulation, fiberglass or equivalent ceiling.

Floor: Aluminum, wood, concrete or plastic slats.

Mechanical: Heating, ventilating, electric and water included in all buildings.

Equipment: Prices include necessary stalls, pens, gates and/or crates, waterers and feeders (does not include feed auger system or bulk bins).

Width	Area	Farrowing, Nursery or Finishing		Combination Farrowing & Nursery		Gestation	
		No Pit	B-I Pit	No Pit	B-I Pit	No Pit	B-I Pit
12	300	\$75.90	\$79.40	\$80.40	\$88.10	\$95.80	\$100.00
12	400	72.50	76.70	77.10	84.70	91.50	97.00
12	500	70.60	74.70	74.80	82.30	89.10	94.40
12	600	69.60	73.70	73.70	81.00	87.70	93.00
12	700 +	68.70	72.80	72.80	80.10	86.70	92.00
14	350	68.40	71.40	72.30	79.10	86.20	90.10
14	500	63.60	67.20	67.30	74.10	80.10	85.10
14	600	62.50	66.30	66.30	73.00	79.00	83.80
14	700	61.90	65.60	65.50	72.20	78.00	82.80
14	800 +	61.50	65.10	64.90	71.60	77.10	81.90
24	700	74.80	79.00	79.40	86.70	94.40	99.50
24	900	72.20	76.20	76.60	83.70	90.60	96.00
24	1,100	70.10	74.30	74.30	81.40	88.20	93.60
24	1,300	69.40	73.50	73.70	80.80	87.70	92.70
24	1,600	68.40	72.70	72.70	79.50	86.20	91.50
24	2,000	67.70	71.80	71.80	78.50	85.20	90.50
24	2,400 +	66.80	71.10	70.60	77.20	83.90	89.30
36	1,300	71.80	75.90	75.90	82.90	90.50	95.80
36	1,600	69.90	74.10	74.70	81.00	87.90	93.40
36	2,000	69.00	73.30	73.30	80.00	86.90	92.20
36	2,500	68.40	72.70	72.70	79.40	86.20	91.50
36	3,000	67.20	71.10	71.30	77.70	84.80	89.30
36	3,600 +	66.70	70.60	70.40	77.00	83.80	89.00

Units with concrete pits - Use above "No Pits" schedule and add for pits from "Concrete Pit" schedule.



4 GRADE



5 GRADE

DELUXE OPEN HOG CONFINEMENTS

Foundation: Concrete walls and footings.

Walls: Concrete walls approximately 2'6" high with metal or wood extending to roof.

Roof: Metal or wood on wood frame.

Floor: Concrete.

Pens: Concrete, steel or masonry dividers approximately 8' on center.

Mechanical: Electric and water service to building.

Equipment: Waterers and feeders (no augers or bulk bins included).

Pits: None. Add for pits from "Concrete Pits" schedule.

BUILDING AREA

Area	Base Price	Heated Floor	Building Total
800	\$35.25	\$3.20	\$38.45
1,200	32.40	3.20	35.60
1,600	31.30	3.20	34.50
2,400	30.55	3.20	33.75
2,800	30.15	3.20	33.35
3,200 & Over	29.85	3.20	33.05

BUILDING AREA ADJUSTMENTS

No Dividers	(-)	P.S.F.	\$7.30
No Plumbing to Building	(-)	P.S.F.	1.25
No Waterers	(-)	P.S.F.	0.55
No Feeders	(-)	P.S.F.	0.70
No Electric	(-)	P.S.F.	0.80

PEN AREA

Concrete Pen Area w/ Dividers	P.S.F.	\$7.75
Concrete Pen Area w/ No Dividers	P.S.F.	5.05

CONCRETE PITS

Pit Width	Square Foot Area of Pit														35,000
	150	300	500	750	1,000	1,500	2,000	3,000	6,000	10,000	15,000	20,000	25,000	or More	
2' Depth or Less															
4' to 6'	\$18.75	\$17.35	\$16.85	\$16.55	\$16.40	\$16.25	\$16.20	\$16.10	\$16.05	—	—	—	—	—	
8' to 14'	—	12.95	11.80	11.30	11.00	10.70	10.55	10.40	10.30	\$10.20	—	—	—	—	
24' to 34'	—	—	—	9.85	9.30	8.75	8.40	8.15	7.85	7.75	\$7.70	\$7.65	\$7.65	—	
36' to 46'	—	—	—	—	9.20	8.30	7.90	7.45	7.05	6.85	6.75	6.75	6.70	\$6.70	
48' & Over	—	—	—	—	—	—	7.80	7.25	6.70	6.45	6.35	6.30	6.25	6.20	
4' Depth															
4' to 6'	\$29.15	\$26.75	\$25.85	\$25.30	\$25.10	\$24.85	\$24.70	\$24.60	\$24.50	—	—	—	—	—	
8' to 14'	—	19.15	17.20	16.35	15.80	15.30	15.05	14.80	14.60	\$14.50	—	—	—	—	
24' to 34'	—	—	—	13.90	12.95	12.00	11.50	11.00	10.50	10.30	\$10.20	\$10.15	\$10.15	—	
36' to 46'	—	—	—	—	12.80	11.30	10.55	9.80	9.10	8.80	8.65	8.55	8.55	\$8.50	
48' & Over	—	—	—	—	—	—	10.40	9.45	8.50	8.10	7.90	7.80	7.75	7.70	
6' Depth															
4' to 6'	\$39.55	\$36.15	\$34.90	\$34.10	\$33.75	\$33.45	\$33.25	\$33.10	\$32.90	—	—	—	—	—	
8' to 14'	—	25.35	22.60	21.40	20.60	19.90	19.55	19.20	18.85	\$18.75	—	—	—	—	
24' to 34'	—	—	—	18.00	16.65	15.30	14.55	13.85	13.15	12.90	\$12.75	\$12.70	\$12.65	—	
36' to 46'	—	—	—	—	16.45	14.25	13.20	12.15	11.15	10.70	10.50	10.40	10.35	\$10.30	
48' & Over	—	—	—	—	—	—	13.00	11.65	10.30	9.75	9.45	9.35	9.25	9.15	
8' Depth															
4' to 6'	\$49.95	\$45.55	\$43.90	\$42.90	\$42.45	\$42.00	\$41.80	\$41.60	\$41.35	—	—	—	—	—	
8' to 14'	—	31.55	28.00	26.45	25.40	24.50	24.05	23.60	23.15	\$23.00	—	—	—	—	
24' to 34'	—	—	—	22.05	20.30	18.55	17.60	16.70	15.80	15.45	\$15.30	\$15.20	\$15.00	—	
36' to 46'	—	—	—	—	20.05	17.25	15.85	14.50	13.20	12.65	12.40	12.25	12.20	\$12.10	
48' & Over	—	—	—	—	—	—	15.60	13.85	12.10	11.40	11.05	10.85	10.75	10.65	
10' Depth															
4' to 6'	\$60.40	\$54.95	\$52.90	\$51.70	\$51.15	\$50.60	\$50.35	\$50.05	\$49.80	—	—	—	—	—	
8' to 14'	—	37.75	33.40	31.50	30.20	29.10	28.55	28.00	27.45	\$27.25	—	—	—	—	
24' to 34'	—	—	—	26.15	24.00	21.85	20.65	19.55	18.45	18.05	\$17.80	\$17.70	\$17.65	—	
36' to 46'	—	—	—	—	23.65	20.20	18.55	16.90	15.25	14.60	14.25	14.10	14.00	\$13.90	
48' & Over	—	—	—	—	—	—	18.20	16.05	13.90	13.05	12.60	12.35	12.25	12.10	
12' Depth															
4' to 6'	\$70.80	\$64.35	\$61.95	\$60.50	\$59.85	\$59.20	\$58.90	\$58.55	\$58.25	—	—	—	—	—	
8' to 14'	—	44.00	38.75	36.50	35.00	33.70	33.05	32.40	31.75	\$31.50	—	—	—	—	
24' to 34'	—	—	—	30.20	27.65	25.10	23.70	22.40	21.10	20.60	\$18.25	\$20.20	\$20.15	—	
36' to 46'	—	—	—	—	27.25	23.20	21.20	19.25	17.30	16.50	16.15	15.95	15.80	\$15.70	
48' & Over	—	—	—	—	—	—	20.80	18.25	15.70	14.65	14.15	13.90	13.75	13.55	

Concrete pit schedule to be used with "Enclosed Component Hog Confinement Units", "Pre-cut and Owner Built Hog Confinement Units", and "Deluxe Open Hog Confinement" type units having pits.

Prices are per square foot of pit floor area.

REINFORCED CONCRETE LAGOONS					
DIA x Depth		Price	DIA x Depth		Price
80 x 10		\$66,000	115 x 10		\$111,400
80 x 12		74,100	115 x 12		123,600
85 x 10		71,900	120 x 10		118,700
85 x 12		80,600	120 x 12		131,500
90 x 10		78,000	125 x 10		126,200
90 x 12		87,200	125 x 12		139,600
95 x 10		84,300	130 x 10		133,900
95 x 12		94,100	130 x 12		148,000
100 x 10		90,700	135 x 10		141,800
100 x 12		101,100	135 x 12		156,500
105 x 10		97,400	140 x 10		149,900
105 x 12		108,400	140 x 12		165,300
110 x 10		104,300	150 x 10		166,800
110 x 12		115,900	150 x 12		183,400



HOOP HOUSE W/ CONCRETE PONY WALL



HOOP HOUSE W/ WOOD POLE PONY WALL

HOOP HOUSES

Foundation: None, poles may be set in concrete.

Walls & Roof: Quonset style, galvanized steel tubing with a translucent multi fabric cover. (70' or wider assumes double pipe truss system.)

Floor: Dirt.

Mechanical Equipment: None.

Width

S.F. of Bldg.	Price Per Square Foot									
	Single Pipe Truss						Double Pipe Truss			
	22' or less	23' - 28'	29' - 33'	34' - 39'	40' - 48'	49' - 69'	70' - 89'	90' - 109'	110' - 129'	130 or wider
350	\$8.68	—	—	—	—	—	—	—	—	—
400	8.34	\$7.83	—	—	—	—	—	—	—	—
500	8.00	7.25	—	—	—	—	—	—	—	—
600	7.65	7.10	—	—	—	—	—	—	—	—
700	7.33	6.90	—	—	—	—	—	—	—	—
800	7.15	6.75	—	—	—	—	—	—	—	—
900	7.00	6.60	\$6.75	—	—	—	—	—	—	—
1,000	6.95	6.50	6.50	\$6.90	—	—	—	—	—	—
1,250	6.80	6.30	6.35	6.70	\$8.30	—	—	—	—	—
1,500	6.70	6.15	6.20	6.60	8.10	\$9.45	—	—	—	—
1,750	6.60	6.05	6.05	6.50	7.90	9.25	—	—	—	—
2,000	6.50	6.00	5.90	6.40	7.75	9.05	\$11.45	—	—	—
2,250	6.48	5.95	5.80	6.35	7.65	8.95	11.30	—	—	—
2,500	6.45	5.92	5.70	6.30	7.60	8.85	11.20	—	—	—
2,750	6.45	5.90	5.60	6.25	7.55	8.80	11.10	—	—	—
3,000	6.45	5.88	5.57	6.20	7.50	8.75	11.05	—	—	—
3,500	6.45	5.85	5.55	6.15	7.40	8.70	10.95	—	—	—
4,000	6.45	5.83	5.52	6.10	7.35	8.60	10.85	—	—	—
5,000	6.45	5.80	5.50	6.05	7.25	8.50	10.70	—	—	—
6,000	—	5.80	5.50	6.02	7.15	8.40	10.60	—	—	—
7,000	—	—	—	6.00	7.10	8.30	10.50	—	—	—
8,000	—	—	—	6.00	7.08	8.27	10.45	\$16.70	—	—
9,000	—	—	—	6.00	7.05	8.25	10.40	16.50	\$17.35	—
10,000	—	—	—	—	7.05	8.23	10.38	16.30	17.15	\$18.25
12,000	—	—	—	—	—	8.24	10.35	16.05	16.90	18.00
15,000	—	—	—	—	—	8.20	10.33	15.85	16.70	17.75
20,000	—	—	—	—	—	8.20	10.31	15.65	16.45	17.50
25,000	—	—	—	—	—	—	10.30	15.45	16.25	17.25
30,000	—	—	—	—	—	—	10.30	15.25	16.05	17.00
40,000	—	—	—	—	—	—	—	14.85	15.65	16.80
50,000	—	—	—	—	—	—	—	14.45	15.25	16.60
60,000	—	—	—	—	—	—	—	14.05	14.80	16.40
Add for enclosed ends (per end)	1,200	1,300	1,700	2,000	2,500	3,000	6,000	7,750	11,000	16,000

MAIN AREA ADJUSTMENTS

			Price Range		Typical
			—	—	
4" Concrete Floor	(+)	P.S.F.	—	—	\$4.90
6" Concrete Floor	(+)	P.S.F.	—	—	5.95
Electric	(+)	P.S.F.	\$0.45	- \$0.75	0.60
Water	(+)	P.S.F.	0.40	- 0.60	0.50
Metal or Wood/Pole Pony Wall, 4' High	(+)	P.L.F.	27.50	- 40.50	34.00
Add/Deduct for Each Additional Foot	(+)	P.L.F.	8.00	- 12.00	10.00
Reinforced Concrete w/ Foundation Pony Wall, 4' High	(+)	P.L.F.	92.00	- 138.00	115.00
Add/Deduct for Each Additional Foot	(+)	P.L.F.	10.60	- 16.00	13.30
Concrete Panel Pony Wall, 4' High	(+)	P.L.F.	47.00	- 70.00	58.50
Add/Deduct for Each Additional Foot	(+)	P.L.F.	9.50	- 13.50	11.50
Overhead Door (Manual)	(+)	P.S.F.S.A.	15.00	- 22.00	18.50
Overhead Door (Motorized)	(+)	P.S.F.S.A.	22.50	- 33.50	28.00
Entrance Door	(+)	Each	600.00	- 900.00	750.00



4 GRADE



5 GRADE

POULTRY HOUSES

Foundation: Concrete or equal walls and footings or piers.

Walls: Wood siding on wood studs 6' to 9' high, wood sash windows, wood doors.

Roof: Gable or monitor, asphalt or wood shingles, wood rafters.

Floor: Concrete slab or 1" plank on wood joist.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
100	\$40.60	\$4,060
200	36.55	7,310
400	26.60	10,640
800	21.45	17,160
1,200	19.75	23,700
1,600	18.00	28,800
2,000	17.40	34,800
3,000	15.75	47,250
4,000	15.30	61,200
Over 4,000	14.90	—

ADJUSTMENTS TO BASE PRICE

No Electric	(-) P.S.F.	\$1.40
No Floor	(-) P.S.F.	3.90
Masonry Construction	(+) 15%	
Ventilators	(+) Each	\$290.00 - \$580.00



3 GRADE
BROILER BUILDING



4 GRADE
BROILER BUILDING



5 GRADE
BROILER BUILDING

BROILER BUILDINGS

Foundation: None, post frame buildings.

Walls: Galvanized metal panels on wood frame.

Roof: Galvanized metal panels on wood frame.

Floor: Compacted clay floor or equivalent.

Mechanical Equipment: Minimal electric.

Area	Price per S.F.	4 Grade
1,000	\$10.25	\$10,250
2,000	8.95	17,900
3,000	8.35	25,050
4,000	8.00	32,000
5,000	7.85	39,250
7,500	7.60	57,000
10,000	7.50	75,000
15,000	7.35	110,250
20,000	7.30	146,000
25,000	7.25	181,250
30,000	7.25	217,500
40,000	7.20	288,000
Over 40,000	7.20	—

3 Grade - 6' to 8' eaves with enameled metal walls and roof.

4 Grade - 6' to 8' eaves with galvanized metal walls and roof.

5 Grade - 3' to 5' eaves with galvanized metal walls and roof.

ADJUSTMENTS TO BASE PRICE

			Price Range	Typical
Concrete Floor	(+)	P.S.F.	\$2.90 - \$4.90	\$3.90
Heat	(+)	P.S.F.	1.50 - 2.00	2.00
Cooling Cells	(+)	P.S.F.	0.50 - 0.70	0.60
Insulation	(+)	P.S.F.S.A.	0.70 - 1.20	0.95
Metal Lined Walls or Ceiling	(+)	P.S.F.S.A.	2.00 - 3.40	2.70
Automatic Ventilation Control	(+)	P.S.F.	0.45 - 0.65	0.55

EQUIPMENT

		Price Range	Typical
Waterers & Feeders	P.S.F.	\$1.00 - \$1.50	\$1.25



4 GRADE
2 STORY METAL PULLET BUILDING



4 GRADE
1 STORY METAL PULLET BUILDING

PULLET BUILDINGS

Foundation: Reinforced concrete foundation. None for post frame buildings.

Walls: Use proper schedule.

Roof: Enameled metal panels on wood frame.

Floor: 4" reinforced concrete floor. Uppers assume steel mesh flooring, or concrete on metal deck of equivalent.

Mechanical Equipment: Minimal electric.

Area		Metal on Post Frame	Metal on Wood Frame	Metal on Steel Frame	Concrete Sidewalls
1,000	Base Floor	\$16.25	\$22.50	\$27.95	\$30.60
	Upper	15.05	15.05	17.80	20.45
2,000	Base Floor	14.65	19.10	23.75	25.65
	Upper	13.45	13.45	15.40	17.30
3,000	Base Floor	13.90	17.55	21.80	23.40
	Upper	12.70	12.70	14.30	15.85
4,000	Base Floor	13.50	16.75	20.85	22.25
	Upper	12.30	12.30	13.70	15.10
5,000	Base Floor	13.30	16.30	20.25	21.55
	Upper	12.10	12.10	13.40	14.65
7,500	Base Floor	13.00	15.65	19.50	20.65
	Upper	11.80	11.80	12.95	14.10
10,000	Base Floor	12.85	15.35	19.10	20.15
	Upper	11.65	11.65	12.75	13.80
15,000	Base Floor	12.70	15.00	18.70	19.70
	Upper	11.50	11.50	12.50	13.50
20,000	Base Floor	12.60	14.85	18.55	19.50
	Upper	11.40	11.40	12.40	13.35
25,000	Base Floor	12.60	14.75	18.40	19.35
	Upper	11.40	11.40	12.35	13.25
30,000	Base Floor	12.55	14.70	18.35	19.25
	Upper	11.35	11.35	12.30	13.20
40,000	Base Floor	12.50	14.60	18.25	19.15
	Upper	11.30	11.30	12.25	13.15
Over 40,000	Base Floor	12.50	14.55	18.20	19.05
	Upper	11.30	11.30	12.20	13.10

ADJUSTMENTS TO BASE PRICE

			Price Range		Typical
No Concrete Floor	(-)	P.S.F.			\$3.90
Heat	(+)	P.S.F.	\$1.50	- \$2.50	2.00
Cooling Cells	(+)	P.S.F.	0.50	- 0.70	0.60
Insulation	(+)	P.S.F.S.A.	0.70	- 1.20	0.95
Metal Lined Walls or Ceiling	(+)	P.S.F.S.A.	2.00	- 3.40	2.70
Automatic Ventilation Control	(+)	P.S.F.	0.45	- 0.65	0.55

EQUIPMENT

		Price Range		Typical
Waterers & Feeders	P.S.F.	\$1.00	- \$1.50	\$1.25



4 GRADE
1 STORY METAL (LOW RISE) W/ PIT



4 GRADE
HIGH RISE – METAL W/ CONCRETE STEM WALL



4 GRADE
2 STORY (LOW RISE) METAL

EGG LAYING BUILDINGS

Foundation: Reinforced concrete.

Walls: Use proper schedule. Low rise – 8" sidewalls, high rise – 16" sidewalls.

Roof: Enameled metal panels on wood frame with insulation and lined ceilings.

Floor: Reinforced concrete (manure trenches in low rise buildings).

Mechanical Equipment: Electrical wiring and lighting.

Area		Low Rise Type (Chickens at Grade)		High Rise Type (Chickens Elevated Above Grade)		
		Metal	Concrete	Metal	Metal w/ Conc. Stem Wall	Concrete
1,000	Base	\$26.65	\$29.40	\$34.30	\$39.80	\$45.30
	Upper	21.60	24.35	—	—	—
2,000	Base	23.80	25.80	29.30	33.25	37.15
	Upper	19.15	21.10	—	—	—
3,000	Base	22.50	24.15	27.00	30.20	33.40
	Upper	18.00	19.60	—	—	—
4,000	Base	21.85	23.30	25.85	28.65	31.50
	Upper	17.45	18.85	—	—	—
5,000	Base	21.50	22.80	25.15	27.75	30.35
	Upper	17.10	18.40	—	—	—
7,500	Base	20.95	22.15	24.20	26.55	28.85
	Upper	16.65	17.80	—	—	—
10,000	Base	20.70	21.80	23.75	25.95	28.10
	Upper	16.40	17.50	—	—	—
15,000	Base	20.45	21.45	23.30	25.30	27.35
	Upper	16.20	17.20	—	—	—
20,000	Base	20.30	21.30	23.05	25.00	27.00
	Upper	16.05	17.05	—	—	—
25,000	Base	20.25	21.20	22.90	24.85	26.75
	Upper	16.00	16.95	—	—	—
30,000	Base	20.20	21.15	22.80	24.70	26.60
	Upper	15.95	16.90	—	—	—
Over 30,000	Base	20.10	21.05	22.70	24.55	26.40
	Upper	15.90	16.85	—	—	—

Low rise structures will have chickens at grade. These structures may have a concrete pit below the structure which should be added separately.

High rise structures will have the chickens elevated approximately 8' above grade with the ground level serving as a manure area. Some facilities may have multiple layers of birds with wall heights greater than 16', this should be reflected in the building grade.

ADJUSTMENTS TO BASE PRICE

			Price Range		Typical
Concrete Pit	(+)	P.S.F.	See Concrete Pits		
Concrete Floors	(+)	P.S.F.	\$2.90	- \$4.90	\$3.90
Lined Walls (Low Rise)	(+)	P.L.F.	16.00	- 27.20	21.60
Lined Walls (High Rise)	(+)	P.L.F.	32.00	- 54.40	43.20
No Floor	(-)	P.S.F.	2.90	- 4.90	3.90
Ventilators	(+)	Each	370.00	- 840.00	605.00
Completely Automatic w/ Cleanout Troughs		Per Bird	\$6.50	- \$9.00	\$7.75
Completely Automatic without Cleanout Troughs		Per Bird	5.40	- 7.30	6.35
Semi-Automatic without Cleanout Troughs		Per Bird	4.00	- 5.50	4.75



4 GRADE



5 GRADE

MACHINE OR UTILITY BUILDINGS

Foundation: Concrete or equal walls and footer.

Walls: Vertical wood shingles or corrugated metal average 10' to 14' high, wood sash windows, wood sliding doors.

Roof: Gable, asphalt shingles or corrugated metal on wood rafters or trusses.

Floor: Concrete slab.

Mechanical Equipment: Electrical wiring.

Area	Price per S.F.	4 Grade
200	\$23.00	\$4,600
400	20.50	8,200
600	18.30	10,980
800	17.30	13,840
1,000	16.60	16,600
1,200	15.30	18,360
1,600	14.40	23,040
2,000	13.60	27,200
2,400	13.10	31,440
2,800	12.80	35,840
3,200	12.70	40,640
3,600	12.30	44,280
4,000	11.90	47,600
Over 4,000	11.60	—

ADJUSTMENTS TO BASE PRICE			
Interior Lined Walls & Ceilings	(+)	P.S.F.	\$2.70
Heating	(+)	P.S.F.	2.00
No Floor	(-)	P.S.F.	3.90
No Electric	(-)	P.S.F.	1.65
Open One Side	(-)	P.S.F.	2.25
Masonry Construction			15%
Pole Construction (Use Classification No. 5)			



4 GRADE
RIGID STEEL FRAME



4 GRADE
RIGID STEEL FRAME (OPEN SIDEWALL)



4 GRADE
POLE FRAME



3 GRADE
POLE FRAME



4 GRADE
STEEL FRAME SLANT WALL



4 GRADE
QUONSET STEEL FRAME

STEEL UTILITY BUILDINGS

Foundation: Reinforced concrete footings and foundation. Post frame buildings have wood post set in concrete.

Walls: Enameled metal panels (use proper schedule for framing).

Roof: Gable. Enameled metal panels (use proper schedule for framing).

Floor: 6" reinforced concrete slab on grade.

Openings: One entry door.

Mechanical Equipment: None.

The following cost tables assume buildings with a 16' eave height (except steel slant wall and Quonset buildings). For buildings less than 16' tall deduct the "height adjustment". For buildings above 16' tall add the "height adjustment". Buildings over 24' tall should be priced from the Pre-Computed Commercial section.

Area	Rigid Stl FR	1' Height Adjust.	Wood Frame	Post Frame	1' Height Adjust.	Steel Slant Wall	Quonset
400	\$49.80	\$1.60	\$34.00	\$24.10	\$0.85	\$32.30	\$37.40
600	43.40	1.33	29.60	21.30	0.71	28.19	32.60
800	40.20	1.20	27.40	19.90	0.64	26.13	30.20
1,000	36.50	1.04	24.90	18.40	0.55	23.80	27.40
1,500	32.10	0.85	21.90	16.60	0.45	21.00	24.10
1,800	30.90	0.80	21.10	16.10	0.42	20.25	23.20
2,000	29.10	0.72	19.90	15.40	0.38	19.14	21.80
2,800	26.90	0.63	18.50	14.50	0.33	17.83	20.20
4,000	25.40	0.56	17.40	13.90	0.30	16.81	19.10
4,800	22.50	0.44	16.30	13.40	0.26	15.79	16.90
6,000	21.60	0.41	15.70	13.00	0.23	15.23	16.20
8,000	20.10	0.34	14.60	12.40	0.20	14.20	15.10
10,000	19.60	0.31	14.40	12.40	0.19	14.03	14.70
15,000	18.40	0.26	13.60	11.90	0.15	13.29	13.80
20,000	17.80	0.23	13.10	11.70	0.14	12.82	13.40
30,000	17.20	0.21	12.70	11.40	0.12	12.45	—
40,000	16.50	0.17	12.20	11.10	0.10	11.99	—
50,000	16.20	0.16	12.00	11.00	0.10	11.81	—
60,000	15.80	0.14	11.70	10.80	0.09	11.53	—
80,000	15.20	0.12	11.30	10.50	0.07	11.16	—
100,000	15.00	0.11	11.10	10.40	0.06	10.97	—

ADJUSTMENTS TO BASE PRICE

			Price Range		Typical
Metal Lining (Walls or Ceilings)	(+)	P.S.F.S.A.	\$2.00	- \$3.40	\$2.70
Wood Lining (Walls or Ceilings)	(+)	P.S.F.S.A.	0.90	- 1.40	1.10
Vinyl Barrier (Wall or Ceiling Liner)	(+)	P.S.F.S.A.	0.50	- 0.80	0.65
Insulation (Roll Type)	(+)	P.S.F.S.A.	0.70	- 1.20	0.95
Insulation (Spray Foam)	(+)	P.S.F.S.A.	2.00	- 3.00	2.50
Electric (Storage)	(+)	P.S.F.	1.05	- 1.75	1.40
Electric (Shop)	(+)	P.S.F.	3.75	- 6.25	5.00
Heating (Suspended Unit)	(+)	P.S.F.	1.50	- 2.50	2.00
Heating (In Floor)	(+)	P.S.F.	2.40	- 4.00	3.20
Earth Floor	(-)	P.S.F.	3.55	- 5.95	4.75
Open Side (Steel Frame) (Assumes 16' High)	(-)	P.L.F.	90.00	- 160.00	125.00
Open Side (Wood Frame) (Assumes 16' High)	(-)	P.L.F.	50.50	- 84.50	67.50
Steel Slide Door	(+)	Each	400.00	- 750.00	575.00
Small Overhead Doors	(+)	Each	600.00	- 1,800.00	1,200.00
Manual Overhead Doors	(+)	P.S.F.S.A.	11.50	- 18.50	15.00
Motorized Overhead Doors	(+)	P.S.F.S.A.	17.00	- 28.00	22.50
Hydraulic Lift or Bi-Fold Doors	(+)	P.S.F.S.A.	17.00	- 25.00	21.00
*Partition (Metal on Steel Frame)	(+)	P.S.F.S.A.	6.50	- 10.70	8.60
*Partition (Metal on Wood Frame)	(+)	P.S.F.S.A.	4.00	- 6.50	5.25
*Partition (Wood on Wood Frame)	(+)	P.S.F.S.A.	2.50	- 4.00	3.25
Rough Plumbing	(+)	Each	3,750.00	- 6,250.00	5,000.00
Toilet Room	(+)	Each	1,575.00	- 2,625.00	2,100.00
**Interior Office	(+)	P.S.F.	30.00	- 50.00	40.00
**Interior Living Qtrs. without AC	(+)	P.S.F.	45.50	- 68.50	57.00
**Interior Living Qtrs. w/ AC	(+)	P.S.F.	48.00	- 72.00	60.00
**Interior Living Qtrs. - 2nd Floor without AC	(+)	P.S.F.	40.50	- 60.50	50.50
**Interior Living Qtrs. - 2nd Floor w/ AC	(+)	P.S.F.	41.50	- 62.50	52.00
Stables	(+)	P.S.F. of Stable Area	5.60	- 8.40	7.00

*Use low price for non-insulated partitions, use high price for insulated partitions finished on 2 sides.

**Above Cost does not include plumbing fixtures. Add rough plumbing and individual plumbing fixtures separately.

Note: Steel Utility Buildings assume lighter gauge materials and a lower level of craftsmanship as compared to commercial type structures. For Steel Utility Buildings exhibiting good quality material and workmanship, adjust the grade a minimum of one whole grade (i.e. from a 4 grade to a 3 grade).



METAL – STEEL FRAME



METAL – POST FRAME W/ WOOD DIVIDERS



METAL – WOOD FRAME

COMMODITY BUILDINGS

Foundation: Exterior walls and partition walls with reinforced concrete footings and foundation. No foundation on post frame buildings.

Walls: 8" reinforced concrete walls, 6' high (except post frame buildings) with 4' high enameled metal panels above (use proper schedule for framing).

Partitions: 8" reinforced concrete partition walls, 6' high with 4' high wood stud wall with plywood liners above. Post frame buildings will have a 6' high wood liner on post frame.

Roof: Enameled metal panels (use proper schedule for framing).

Floor: 6" reinforced concrete slab on grade.

Openings: One side wall open.

Mechanical Equipment: None.

Base price assumes 10' high eaves (at the low eave side).

Area	Metal/Wood Frame		Metal/Steel Frame		Metal on Post Frame w/ Wood Dividers	
	Price per S.F.	1' Height Adjust.	Price per S.F.	1' Height Adjust.	Price per S.F.	1' Height Adjust.
300	\$36.70	\$1.38	\$42.95	\$1.99	\$20.95	\$1.19
600	31.05	1.08	36.10	1.45	17.70	0.81
900	29.15	0.98	33.85	1.27	16.60	0.69
1,200	28.25	0.93	25.40	1.18	16.05	0.62
1,500	27.65	0.90	32.00	1.12	15.75	0.59
1,800	27.30	0.88	31.55	1.09	15.50	0.56
2,400	26.80	0.85	31.00	1.04	15.25	0.53
3,000	26.55	0.84	30.65	1.01	15.05	0.51
3,600	26.35	0.83	30.40	0.99	14.95	0.50
4,200	26.20	0.82	30.25	0.98	14.90	0.49
4,800	26.10	0.82	30.15	0.97	14.85	0.48
5,400	26.05	0.81	30.05	0.96	14.80	0.48
6,000	26.00	0.81	29.95	0.96	14.75	0.47

The prices above assume bin partitions 10' to 15' on center. Difference in bin spacing can be reflected in the building grade.

ADJUSTMENTS TO BASE PRICE

No Floor	(-)	P.S.F.	\$5.95
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SILOS

Glass lined double wall construction, enameled steel panels, walls and roof, concrete foundation, ladder and safety platform.

Concrete Stave - See page 8 – 35.

Porcelain Steel

Glass Lined

Size	Grain	Forage	Size	Grain	Forage
17 x 30	\$57,300	\$86,600	25 x 40	\$119,500	\$154,100
17 x 40	66,500	95,900	25 x 50	131,800	166,400
17 x 50	72,500	102,100	25 x 60	145,900	180,500
20 x 30	76,900	106,900	25 x 70	172,200	208,100
20 x 40	84,700	114,900	25 x 80	186,300	222,200
20 x 50	92,600	123,100	25 x 90	204,100	239,800
20 x 60	101,900	132,000	31 x 70	254,700	295,300
20 x 70	115,500	145,900	31 x 80	274,100	317,900
20 x 80	126,500	157,000	31 x 90	293,100	340,600
20 x 90	137,900	168,200			

Grain Type - Silo includes foundation, basic silo, sweep auger, closure kit, trough cover kit, blower pipe, central fill and roof rail. Add 10% for "power sweep auger".

Forage Type - Silo includes foundation, basic silo, steel floor, blower pipe, central fill, roof rail and Goliath unloader. Hercules unloader deduct 10%, Atlas unloader add 10%.

Note - A forage silo with forage unloader can be used for grain storage, however, a grain storage silo with sweep auger cannot be used for forage.

SILOS – POURED CONCRETE AND CONCRETE STAVE

Conventional: Concrete foundation, steel or aluminized roof, ladder and guard, fill platform, fill pipe. No unloader or gooseneck or electric.

Limited Oxygen Forage & Grain: Concrete foundation, steel roof, hatches, pressure and exhaust valve, ladder and guard, center fill gooseneck and distributor, fill pipe, access door and bottom unloader complete, electric and control panels.

Size	Conventional			Grain		Forage	
	Stave	R' Conc.	No Roof Deduct	Stave	R' Conc.	Stave	R' Conc.
12 x 40	\$18,310	\$20,300	\$3,090	—	—	—	—
12 x 50	21,750	23,750	3,090	—	—	—	—
14 x 40	20,660	22,840	3,630	—	—	—	—
14 x 50	24,290	26,650	3,630	—	—	—	—
16 x 30	—	—	—	\$51,660	\$53,650	—	—
16 x 40	23,030	25,380	3,990	55,830	58,190	—	—
16 x 50	27,380	30,090	3,990	60,540	63,440	—	—
16 x 60	32,260	35,530	3,990	65,080	68,340	—	—
16 x 70	37,160	40,960	3,990	—	—	—	—
18 x 50	31,360	34,630	4,710	—	—	—	—
18 x 60	36,980	40,790	4,710	—	—	—	—
18 x 70	44,230	48,580	4,710	—	—	—	—
18 x 80	47,680	52,390	4,710	—	—	—	—
20 x 30	27,740	30,810	5,630	60,540	63,630	—	—
20 x 40	31,360	34,630	5,630	64,530	67,790	—	—
20 x 50	34,800	38,430	5,630	70,690	74,310	\$97,340	\$100,780
20 x 60	38,430	42,240	5,630	78,490	82,290	102,230	106,040
20 x 70	48,040	53,110	5,630	89,360	94,080	114,010	118,730
20 x 80	57,100	62,900	5,630	97,150	102,780	121,630	127,240
24 x 40	32,990	35,890	10,510	84,100	88,450	—	—
24 x 50	43,140	47,130	10,510	95,700	100,410	—	—
24 x 60	53,290	58,360	10,510	106,940	112,380	128,690	117,810
24 x 70	63,440	69,790	10,510	120,900	127,240	138,840	133,590
24 x 80	72,860	80,110	10,510	130,140	137,390	149,350	144,640
24 x 90	80,840	89,000	10,510	—	—	—	—
30 x 60	74,500	81,750	15,410	—	—	—	—
30 x 70	86,460	94,980	15,410	—	—	—	—
30 x 80	98,790	108,580	15,410	—	—	—	—
30 x 90	107,300	117,810	15,410	—	—	—	—
30 x 100	—	127,240	15,410	—	—	—	—
30 x 110	—	136,660	15,410	—	—	—	—
30 x 120	—	146,090	15,410	—	—	—	—

Bottom Unloaders

(Add to conventional silos only)

Grain & Ground Ear Corn

20' diameter 6"	\$15,780
20' diameter 9"	22,480
24' diameter 9"	23,560

Forage (Chain Conveyor)

20' diameter	\$35,350
24' diameter	42,410
30' diameter	56,550

Top Unloaders

(Add to conventional silos only)

12' diameter	\$12,880
14' diameter	12,880
16' diameter	13,410
18' diameter	14,140
20' diameter	15,230
24' diameter	17,590

SILOS – STEEL

Steel bolted or riveted walls and roof, concrete foundation with ladder, chute and safety platform.

Size	Price
15 x 20	\$27,740
15 x 30	29,730
15 x 40	37,530
15 x 50	42,410
18 x 20	30,450
18 x 30	35,890
18 x 40	40,600
18 x 50	48,940

Size	Price
20 x 20	\$33,900
20 x 30	41,690
20 x 40	49,660
20 x 60	65,250
25 x 30	55,100
25 x 40	64,350
25 x 50	77,940
25 x 60	92,080



PORCELAIN STEEL SLURRY SYSTEM

Steel bolted or riveted walls and roof, concrete foundation with ladder, chute and safety platform.

Size	Gallons	Price	Size	Gallons	Price
25 x 14	52,900	\$29,550	81 x 14	549,400	\$145,360
25 x 19	69,900	36,610	81 x 19	726,600	161,860
25 x 23	87,000	43,140	81 x 23	903,800	178,540
42 x 14	146,900	63,800	81 x 28	1,081,100	205,730
42 x 19	194,400	81,030	95 x 14	755,700	154,790
42 x 23	241,800	96,430	95 x 19	999,200	191,950
42 x 28	289,200	110,030	101 x 14	847,300	161,310
50 x 14	211,800	84,460	101 x 19	1,120,400	199,010
50 x 19	280,000	104,040	101 x 23	1,394,200	245,050
59 x 14	288,300	99,330	101 x 28	1,667,300	290,190
59 x 19	381,200	120,900	112 x 14	1,046,000	180,160
62 x 14	316,100	97,340	112 x 19	1,383,000	225,660
62 x 19	418,100	116,730	120 x 14	1,209,200	203,910
62 x 23	520,100	137,580	120 x 19	1,598,800	255,020
62 x 28	622,000	157,690	120 x 23	1,988,400	313,560
70 x 14	408,600	117,090	120 x 28	2,378,000	370,660
70 x 19	540,200	130,330	123 x 14	1,265,000	210,980
78 x 14	512,500	139,390	123 x 19	1,673,000	266,800
78 x 19	677,600	147,360	140 x 14	1,634,400	266,630
			140 x 19	2,160,800	336,760

Concrete figured at ground level only.
Price does not include pump or wagon.

Stationary Pumps	(+)	Each	\$7,250
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CONCRETE STAVE SLURRY SYSTEM

Size	Gallons	Price	Size	Gallons	Price
20 x 10	23,500	\$12,510	40 x 7.5	70,500	\$22,110
20 x 12.5	29,400	13,240	40 x 10	94,200	23,930
20 x 15	35,300	14,140	40 x 12.5	117,800	26,650
20 x 17.5	41,200	15,590	40 x 15	141,300	29,190
24 x 7.5	25,400	12,690	50 x 7.5	110,200	27,910
24 x 10	33,900	14,140	50 x 10	147,200	31,360
24 x 12.5	42,400	15,230	50 x 12.5	184,000	35,710
24 x 15	50,900	16,310	60 x 7.5	158,600	38,610
24 x 17.5	59,300	18,130	60 x 10	212,000	42,780
30 x 7.5	39,700	16,140	60 x 12.5	264,900	48,760
30 x 10	53,000	17,400	70 x 7.5	215,900	49,660
30 x 12.5	66,200	19,040	70 x 10	283,500	54,380
30 x 15	79,500	20,300	70 x 12.5	360,600	60,900
30 x 17.5	92,700	23,030	80 x 10	376,800	65,610
			80 x 12.5	471,000	73,410

Note: Concrete stave slurry systems are ground level systems. Prices include excavation.



3 GRADE
DOUBLE CRIB/OVERHEAD BIN



5 GRADE
DOUBLE CRIB



3 + 10 GRADE
CONCRETE STAVE
DOUBLE CRIB WITH OVERHEAD BIN



3 GRADE
DOUBLE CRIB/OVERHEAD BIN



3+10 GRADE
CONCRETE STAVE DOUBLE CRIB



5 GRADE
WIRE MESH CRIB



4 GRADE
DOUBLE CRIB



5 GRADE
DOUBLE CRIB

CRIBS

Foundation: Concrete walls and footings.

Walls: 1" x 6" boards with 1½" spacing on wood studs 10' to 12' high, with wood hinged or track door each end.

Roof: Gable, composition or wood shingles on 1" wood deck or roof boards, wood rafters.

Floor: Concrete or wood.

Mechanical Equipment: None.

Area	Price per S.F.	4 Grade
100	\$33.10	\$3,310
200	31.90	6,380
400	31.40	12,560
600	28.40	17,040
800	27.20	21,760
1,000	23.90	23,900
1,200	22.20	26,640
1,400	21.40	29,960
1,600	20.50	32,800
1,800	20.30	36,540
2,000	19.70	39,400
Over 2,000	19.50	—

ADJUSTMENTS TO BASE PRICE			
Overhead Bins	(+)	P.S.F.	\$4.30
No Center Partitions	(-)	P.S.F.	4.70
Concrete or Tile Construction	(+)		30%
Single Crib w/ Single Pitched Roof, Slatted or Wire Mesh Walls, Wood Floor and Pier Foundation	(-)		50%
Granary w/ Solid Sides	(+)		10%
Same as Above and Lined	(+)		25%
Crib w/ One Side as Granary	(+)		10%



ROUND



RECTANGLE

WIRE GRAIN STORAGE BINS

Foundation: Concrete or equal.

Walls: Wire mesh.

Roof: Galvanized steel.

Frame: Steel frame.

Size	Round	
	Capacity	Cost
13' x 8'	500	\$1,860
13' x 12'	700	2,160
13' x 14'	850	2,430
13' x 17'	1,000	2,800
17' x 12'	1,400	3,410
17' x 14'	1,700	3,880

Size	Rectangle	
	Capacity	Cost
7' x 18'	600	\$2,160
7' x 27'	900	2,800
7' x 36'	1,200	3,710
10' x 18'	800	2,490
10' x 27'	1,200	3,410
10' x 36'	1,600	4,340

ADJUSTMENTS

Each Additional 9' Section	(+)		\$940.00
Liner	(+)	P.S.F.S.A.	1.10
No Concrete Floor	(-)	P.S.F.	3.90



4 GRADE



5 GRADE

SHEDS

Foundation: Piers or wall foundation.

Walls: Vertical siding on wood studs 8' to 10' high, wood doors.

Roof: Gable, asphalt or wood shingles on wood deck or roof boards.

Floor: Concrete slab or wood plank and wood joist.

Mechanical Equipment: None.

Area	Price per S.F.	4
100	\$29.40	\$2,940
200	23.50	4,700
400	18.30	7,320
600	16.50	9,900
800	15.30	12,240
1,000	14.40	14,400
1,200	13.60	16,320
1,400	13.10	18,340
1,600	12.80	20,480
1,800	11.90	21,420
2,000	11.60	23,200
Over 2,000	11.40	—

ADJUSTMENTS TO BASE PRICE

Electric	(+)	P.S.F.	\$1.40
No Floor	(-)	P.S.F.	3.90
Masonry Construction – Same as Frame			



BOLTED STEEL
BULK FEED TANKS
W/ PVC FLEX AUGER SYSTEM



WELDED STEEL
BULK FEED TANKS



OPEN FEED BUNK – AUGER TYPE



FEED BUNK WITH CANOPY – BELT TYPE



CONCRETE SILAGE BUNKER
ABOVE GROUND



CONCRETE SILAGE BUNKER

STEEL BULK FEED TANKS

Size			Capacity		Price	
DIA	x	Sidewall Height	Bushel	Tons	Bolted Steel	Welded Steel
6'	x	3'	100	2.5	\$1,800	\$5,180
For each additional 1' of height add					80.00	208.00
For each additional bushel add					3.50	9.20
For each additional ton add					140.40	364.90
7'	x	3'	140	3.5	\$2,190	\$5,340
For each additional 1' of height add					105.00	237.00
For each additional bushel add					3.40	7.70
For each additional ton add					135.90	306.80
8'	x	5'	351	8.8	\$2,970	\$6,030
For each additional 1' of height add					135.00	266.00
For each additional bushel add					3.30	6.60
For each additional ton add					133.70	263.40
9'	x	5'	390	9.8	\$3,480	\$6,360
For each additional 1' of height add					165.00	320.00
For each additional bushel add					3.20	6.30
For each additional ton add					129.20	250.50
10'	x	10'	938	23.5	\$5,890	\$9,650
For each additional 1' of height add					200.00	390.00
For each additional bushel add					3.20	6.20
For each additional ton add					127.00	247.60
12'	x	10'	1,256	31.4	\$8,590	\$12,390
For each additional 1' of height add					280.00	448.00
For each additional bushel add					3.10	4.90
For each additional ton add					123.20	197.10
13.5'	x	10'	1,637	40.9	\$11,450	\$15,850
For each additional 1' of height add					347.00	540.00
For each additional bushel add					3.00	4.70
For each additional ton add					120.70	187.80
15'	x	10'	2,101	52.5	\$14,540	\$19,190
For each additional 1' of height add					425.00	665.00
For each additional bushel add					3.00	4.70
For each additional ton add					119.70	187.30
16'	x	10'	2,410	60.3	\$16,760	\$20,790
For each additional 1' of height add					480.00	755.00
For each additional bushel add					3.00	4.70
For each additional ton add					118.90	187.00
18'	x	11'	4,080	102.0	\$21,710	—
For each additional 1' of height add					585.00	—
For each additional bushel add					2.90	—
For each additional ton add					114.40	—
21'	x	11'	5,695	142.4	\$26,540	—
For each additional 1' of height add					668.00	—
For each additional bushel add					2.40	—
For each additional ton add					96.00	—
24'	x	11'	7,785	194.6	\$32,450	—
For each additional 1' of height add					807.00	—
For each additional bushel add					2.20	—
For each additional ton add					88.80	—
27'	x	11'	9,890	247.3	\$46,800	—
For each additional 1' of height add					1,005.00	—
For each additional bushel add					2.20	—
For each additional ton add					87.40	—
30'	x	11'	12,615	315.4	\$55,940	—
For each additional 1' of height add					1,200.00	—
For each additional bushel add					2.10	—
For each additional ton add					84.50	—

Double the above pricing for stainless steel construction.

These are typical prices constructed by contractor, complete with steel supports, concrete piers or pads, roof and ladder. Center draw. Price, bushel, and ton capacities may differ by 20% due to different degrees of slope to the hopper bottoms.

STEEL BULK FEED TANKS (CONTINUED)

ADD FOR INCLINED UNLOADING AUGER.

Unloader includes: boot, tail piece, tube and auger, motor and drive.

Size		H.P.	Price	Size		H.P.	Price
4" x 10'	x	1/2	\$990	8" x 10'	x	1 1/2	\$1,790
4" x 15'	x	3/4	1,100	8" x 15'	x	2	2,180
4" x 25'	x	3/4	1,300	8" x 25'	x	3	2,940
6" x 10'	x	3/4	1,180	8" x 40'	x	5	4,350
6" x 15'	x	1	1,340	10" x 10'	x	3	2,880
6" x 25'	x	2	1,960	10" x 15'	x	5	3,480
6" x 30'	x	3	2,310	10" x 25'	x	5	4,560
6" x 40'	x	5	2,940	10" x 40'	x	7 1/2	6,880

Some material add for unloading agitation system (chain type).

6' - 9' diameter bin x 1 1/2 H.P.	\$1,350
9' - 12' diameter bin x 3 H.P.	2,200
9' - 12' diameter bin x 5 H.P.	2,800

See Conveyors and Augers in Section 6 for large commercial conveyors and augers.

PVC FLEX AUGER SYSTEMS

Diameter	Price per L.F.									
	20'	30'	40'	50'	75'	100'	125'	150'	175'	200'
2 1/2"	\$79.75	\$54.50	\$42.25	\$35.00	\$26.00	\$19.50	\$17.25	\$14.75	\$13.75	\$12.50
3"	93.00	64.75	50.00	41.50	31.50	25.00	22.50	20.00	18.75	17.50
3 1/2"	98.00	67.50	54.00	44.75	33.75	27.00	25.25	23.75	22.00	20.25
5"	127.75	89.75	72.50	60.50	50.00	41.50	38.00	33.75	31.00	29.25

MISCELLANEOUS FARM ITEMS

FEEDER BUNKS

Pre-Cast Concrete Bunk "H" Type	(+)	P.L.F.	\$39.00
Pre-Cast Concrete Bunk (Fence)	(+)	P.L.F.	28.25
Wood Plank Bunk	(+)	P.L.F.	21.00
Wood Plank Bunk (Fence)	(+)	P.L.F.	16.25
Roof 8' to 12' Wide	(+)	P.L.F.	7.25

Add for concrete floors, see below.

MECHANICAL FEEDERS WITH AUTOMATIC CONTROLS

			50'	100'	150'
Auger w/ Drive	(+)	P.L.F.	\$131.00	\$110.00	\$105.00
Belt Conveyor	(+)	P.L.F.	163.00	143.00	136.00
			Price Range		Typical
Concrete Feed Floors or Aprons		P.S.F.	\$2.70	- \$4.10	\$3.40

SILAGE TRENCHES OR PITS

Trench Silage Bunker

30' wide x 10' deep –

Concrete Walls and Bottom	(+)	P.L.F.	\$280.00 (Average)
Timber Walls and Concrete Bottom	(+)	P.L.F.	200.00 (Average)
Earth Walls and Concrete Bottom	(+)	P.L.F.	100.00 (Average)

For Each 2' of Variation in Depth	Add or Deduct 12%
For Each 2' of Variation in Width	Add or Deduct 3%

EXEMPT SCHEDULE

**EXEMPT SCHEDULE
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EXEMPT SCHEDULE PREFACE

Although the specific buildings found in this section are not normally taxable, the assessor is obligated to place a value on them for reporting purposes. The following schedules have been computed to provide the assessor with a uniform method of arriving at replacement values. Physical depreciation will follow closely to that of commercial properties with heavy weight going to observation.

Due to the lack of sales of these types of structures it becomes unrealistic, if not impossible, to know what is the true market value. Therefore, it becomes necessary to apply functional obsolescence only on the basis of comparison with properties erected for the same purpose (i.e. church against church, school against school, etc.)



CLASSIFICATION 3



CLASSIFICATION 3



CLASSIFICATION 4



CLASSIFICATION 5

SPECIFICATIONS - SCHOOLS

Foundation: Reinforced concrete.

Basement: No basement is base.

Exterior Walls: Face brick on cement block or equivalent.

Roof: Rubber membrane roofing on metal deck.

Floor: First Floor - Concrete on grade with vinyl floor covering.
Upper - Reinforced concrete with vinyl floor covering.

Interior Finish: Drywall, painted block or equivalent. Tile or concrete block partitions.

Heating & Air Conditioning: Combination forced air and air conditioning system.

Plumbing: Adequate porcelain enamel fixtures.

Tiling: Ceramic tile or equivalent rest rooms.

Wiring: Pipe conduit wiring with good quality fluorescent fixtures.

Structural: Steel framing.



CLASSIFICATION 4



CLASSIFICATION 5

SCHOOLS

There will seldom be more than one classification change in school buildings, therefore; only three classifications have been shown. The Class No. 3 will generally be very ornate exterior trim, terrazzo corridors, etc. the Class No. 5 will generally be of older wood frame with few extras. The prices shown are per square foot of floor area.

	3	4	5
Class Room Areas	\$164.00	\$135.00	\$108.00
Gymnasium Areas	197.00	164.00	133.00
Auditorium Areas	207.00	172.00	139.00
Shop Areas	139.00	115.00	90.00

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Basement	(+)	P.S.F.	—	—	\$34.25
Basement Finish (Classrooms)	(+)	P.S.F.	\$59.00	- \$79.00	69.00
No Air Conditioning	(-)	P.S.F.	—	—	8.00
Sprinkler System	(+)	P.S.F.	—	—	3.00

OTHER AREA ADJUSTMENTS

			Price Range		Typical
Steps & Raised Stoops	(+)	P.S.F.	\$26.00	- \$38.00	\$32.00
Canopies	(+)	P.S.F.	23.00	- 35.00	29.00



CLASSIFICATION 1



CLASSIFICATION 2



CLASSIFICATION 3



CLASSIFICATION 4



CLASSIFICATION 5



CLASSIFICATION 6

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2020 Appraisal Manual

WORK

Page 1

Deed: **SAMPLE CHURCH**
 Contract:
 CID#:
 DBA:
 MLS:

Map Area: **Sample**
 Route: **000-000-000**
 Tax Dist: **SAMPLE**
 Plat Page:
 Subdiv: **[NONE]**

Checks/Tags:
 Lister/Date: **IDR, 01/01/2020**
 Review/Date: **IDR, 01/01/2020**
 Entry Status:

Urban / Residential
 Legal: None

No Land Dimensions Entered												
Sales			Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Appraised	B of R	St. Equalized
									Land		\$0	\$0
									LandC		\$0	\$0
									Dwlg	\$103,050	\$0	\$0
									Impr		\$0	\$0
									Total	\$103,050	\$0	\$0

Precomputed Structure			Verticals						Plumbing			B	Ext
Occ. Code	814		Ftr & Fdtn	Brick or Stone w/ Bsmt	12"						Toilet Room	2	
Occ. Descr.	Church		Exterior wall	Brick Veneer	20								
Price Code	814		Interior wall	Plaster Direct	0								
Price Descr.	Church		Pilasters										
			Wall facing	Incl. w / Walls									
			Windows	Wood/Vinyl	1								
Year Built	1900		Fronts/Doors	Incl. w / Base									
EFF Age/Yr	119/ 1900												
Depr. Table	1												
Condition	NML												
Grade Mult.	1.000												
Phy-Depr.	60												
Description	CLASS 4 BRICK CHURCH												
Style	Class 4												
Wall Hght	20												
Peak Hght	36												
Grade	4												
Base	2,064												
Basement	2,064												
Cubic Feet	57792												

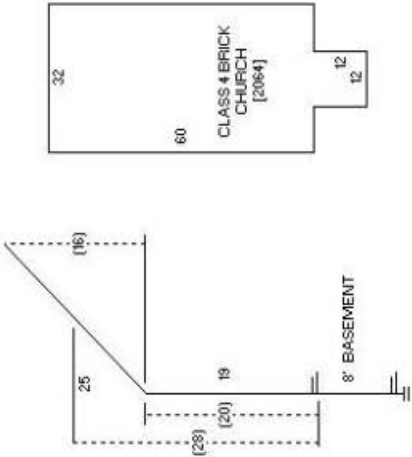
Horizontal					
Basement	Incl. w / Base				
Roof	Asph. Shingle/ Wood Dk				
Ceiling	Plaster and Lath	1			
Struct. Floor	Wd Deck on Wood Joist	1			
Floor Cover	Hardwood	1			
Partitions	Incl. w / Base	1			
Framing	Wood - Average	1			
HVAC	Combination FHA - AC	1			
Lighting	Incandescent	1			
Sprinkler					

Obsolescence					
Location					
Functional:	Economic: 60%	Other:			

Adjustments		
Steps & Raised Stoop	128	AVG
Bsmt Fin - kitchen/dinin	1,920	AVG

Bldg / Addn	Description (RCN \$644,078)	Units	Price	Base Value	Grade Mult	Year	Phys%	Fobs%	Eobs%	Other%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (Rnd nearest \$10)
Bldg	O 814 — Church												
Pre	P 814 — Church	2,064	\$8.80	\$508,570									
	Basement Adjustment	2,064	\$29.25	\$60,372									
V	Ftr & Fdtn												
	Brick or Stone w/ Bsmt - 12"												
V	Exterior Wall												
	Brick Veneer - 20	20											
V	Interior Wall												
	Plaster Direct - 0												
V	Wall Facing												
	Incl. w /Walls												
V	Windows												
	Wood/Vinyl - 1	1											
V	Fronts/Doors												
	Incl. w / Base												
H	Basement												
	Incl. w / Base	2,064											
H	Roof												
	Asph. Shingle/ Wood Dk	2,064											
H	Ceiling												
	Plaster and Lath - 1	2,064											
H	Struct. Floor												
	Wd Deck on Wood Joist - 1	2,064											
H	Floor Cover												
	Hardwood - 1	2,064											
H	Partitions												
	Incl. w / Base - 1	2,064											
H	Framing												
	Wood - Average - 1	2,064											
H	HVAC												
	Combination FHA - AC - 1	2,064											
H	Lighting												
	Incandescent - 1	2,064											
Plmb	Toilet Room - Base	2											
	Plumbing Sub Total			\$0									
Adj	Steps & Raised Stoop - AVG	128	\$32.00	\$4,096									
Adj	Bsmt Fin - kitchen/dining - AVG	1,920	\$37.00	\$71,040									
	Adjustments Sub Total			\$75,136									
	Building Sub Total			\$644,078	1.000	1900	60	0	60	0	\$103,052	1.000	\$103,050
	Commercial Building TOTAL Value												\$103,050

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Sketch 1 of 1





CLASSIFICATION 3



CLASSIFICATION 4

CHURCHES

Below are listed guidelines to assist the appraiser in determining the proper classification.

Class 1: Granite, quality stone or high quality brick walls with special stained glass windows. Many special architectural features and ornate interior. Fireproofed reinforced concrete framing, floors and roof.

Class 2: Fine masonry walls with stained glass windows, good architectural design, ornate interior. Reinforced concrete or steel framing, reinforced concrete or high quality wood floors and roof.

Class 3: Stone or brick walls with some stained glass windows. Interior is good quality with few extras. Steel framing, concrete or wood floors and roof.

Class 4: Face brick, stone trim, stucco, good windows, good interior, steel or wood framing, wood floors and roof.

Class 5: Brick, block or wood siding, simple stained glass windows, interior has little ornamental detail. Light steel or wood framing, wood floors and roof.

Class 6: Stucco or wood siding, few stained glass windows, simple interior. Wood framing, wood floors and roof.

Due to the great variation in roof height it becomes necessary to price churches on a cubic content basis. The cubic foot rates shown may also be used for additions such as classrooms.

To arrive at the square foot rate, multiply wall height plus 1/2 distance from eave to peak (do not include basement) by the cubic foot rate shown. Adjustments are then made on a square foot basis.

Classification	1	2	3	4	5	6
Rate/Cubic Ft.	\$16.00	\$13.10	\$10.70	\$8.80	\$7.00	\$5.60

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Basement	(+)	P.S.F.	\$19.50	- \$34.25	\$29.25
Basement Finish (Kitchen & Dining Type)	(+)	P.S.F.	30.00	- 44.00	37.00
Basement Finish (Classroom Type)	(+)	P.S.F.	38.00	- 58.00	48.00

OTHER AREA ADJUSTMENTS

			Price Range		Typical
Steps & Raised Stoops	(+)	P.S.F.	\$26.00	- \$38.00	\$32.00
Canopies	(+)	P.S.F.	23.00	- 35.00	29.00

HOSPITALS



EXCELLENT



EXCELLENT



GOOD



GOOD



AVERAGE



AVERAGE



AVERAGE



BELOW AVERAGE

HOSPITALS

CLASSIFICATION

TYPE OF CONSTRUCTION

<u>Excellent</u>	Granite, brick, metal and glass, stone trim, fireproofed reinforced concrete framing, floors and roof. Excellent mechanical equipment.
<u>Good</u>	Brick, metal and glass, stone trim, fireproofed reinforced concrete or steel framing, floors and roof. Very good mechanical equipment.
<u>Average</u>	Brick, concrete block, steel framing, concrete or wood floors and roof. Good mechanical equipment.
<u>Below Average</u>	Brick/block, concrete block, stucco, steel or wood framing, wood floors and roof. Average mechanical equipment.

P.S.F. of Floor Area

Excellent	Good	Average	Below Average
\$370.00	\$300.00	\$260.00	\$200.00

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Basement	(+)	P.S.F.	\$37.50	- \$62.50	\$50.00
Basement Finish	(+)	P.S.F.	50.00	- 90.00	70.00
No Air Conditioning	(-)	P.S.F.	—	—	13.25
Sprinkler System	(+)	P.S.F.	—	—	3.50

OTHER AREA ADJUSTMENTS

			Price Range		Typical
Steps & Raised Stoops	(+)	P.S.F.	\$23.00	- \$35.00	\$29.00
Canopies	(+)	P.S.F.	30.00	- 45.00	37.50

LIBRARIES



EXCELLENT



EXCELLENT



GOOD



GOOD



AVERAGE



BELOW AVERAGE



AVERAGE



BELOW AVERAGE

LIBRARIES

CLASSIFICATION

TYPE OF CONSTRUCTION

<u>Excellent</u>	Face brick, reinforced concrete, stone, metal and glass walls. Fireproofed reinforced concrete or heavy steel framing. Concrete floors and roof. Special architectural design, high quality lighting and wiring.
<u>Good</u>	Face brick, reinforced concrete, metal and glass or stone walls. Steel framing, concrete or wood floors and roof. Good architectural design, quality lighting.
<u>Average</u>	Brick, ornamental block or limestone walls, steel or heavy wood framing. Reinforced concrete or wood floors and wood roof. Good interior finish and good lighting.
<u>Below Average</u>	Concrete block or good stucco walls. Wood framing, wood floors and roof. Minimum detail and average lighting.

P.S.F. of Floor Area

	Excellent	Good	Average	Below Average
First Floor	\$202.00	\$164.00	\$130.00	\$90.00
Uppers	145.00	120.00	92.00	66.00

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Basement	(+)	P.S.F.	\$19.50	- \$34.25	\$29.25
No Air Conditioning	(-)	P.S.F.	—	—	8.00
Sprinkler System	(+)	P.S.F.	—	—	3.00
Basement Finish	(+)	P.S.F.	38.00	- 58.00	48.00
Mezzanine	(+)	P.S.F.	65.00	- 86.00	75.50
Elevators			See "Analyzed Unit Cost" — 4-27		

OTHER AREA ADJUSTMENTS

			Price Range		Typical
Canopies	(+)	P.S.F.	\$23.00	- \$35.00	\$29.00
Portico	(+)	P.S.F.	30.00	- 45.00	37.50

FRATERNAL BUILDINGS



EXCELLENT



VERY GOOD



GOOD



AVERAGE



BELOW AVERAGE



POOR



AVERAGE



BELOW AVERAGE

FRATERNAL BUILDINGS

CLASSIFICATION

TYPE OF CONSTRUCTION

<u>Excellent</u>	Marble, granite, brick, stone trim, fireproofed reinforced concrete framing, floor and roof. Excellent finish and detail. Very good lighting and sound system.
<u>Very Good</u>	Brick, concrete or metal and glass, steel framing, concrete floors and roof. Good finish and detail. Good lighting and sound system.
<u>Good</u>	Brick, concrete block or good stucco, steel framing, wood floors, metal or wood roof. Less detail. Adequate lighting and plumbing.
<u>Average</u>	Brick, concrete block, wood framing, wood floors and roof. Minimal interior finish and few partitions. Adequate lighting and plumbing.
<u>Below Average</u>	Stucco, concrete block or wood siding, wood framing, concrete on grade or wood floors, wood roof. Few partitions. Minimum lighting and plumbing.
<u>Poor</u>	Low cost stucco or wood, wood framing, concrete on grade. Few partitions. Minimum lighting and plumbing.

		First Floor	Uppers
Excellent	P.S.F.	\$323.00	\$238.00
Very Good	P.S.F.	252.00	166.00
Good	P.S.F.	160.00	96.00
Average	P.S.F.	133.00	74.00
Below Average	P.S.F.	108.00	67.00
Poor	P.S.F.	96.00	62.00

MAIN AREA ADJUSTMENTS

			Price Range	Typical
Basement	(+)	P.S.F.	\$19.50 - \$34.25	\$29.25
No Air Conditioning	(-)	P.S.F.	—	8.00
Basement Finish	(+)	P.S.F.	30.00 - 58.00	44.00
Sprinkler System	(+)	P.S.F.	—	3.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27	

OTHER AREA ADJUSTMENTS

			Price Range	Typical
Canopies	(+)	P.S.F.	\$23.00 - \$35.00	\$29.00
Portico	(+)	P.S.F.	30.00 - 45.00	37.50

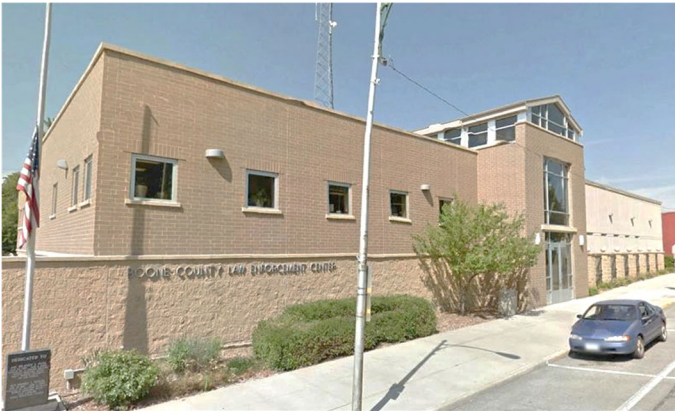
LAW ENFORCEMENT CENTERS



EXCELLENT



EXCELLENT



VERY GOOD



VERY GOOD



GOOD



GOOD



AVERAGE



AVERAGE

LAW ENFORCEMENT CENTERS

CLASSIFICATION

TYPE OF CONSTRUCTION

<u>Excellent</u>	Marble, granite, brick, stone trim, fireproofed reinforced concrete framing, floor and roof. Excellent finish and detail. Very good lighting and security system.
<u>Very Good</u>	Brick, concrete or metal and glass, steel framing, concrete floors and roof. Good finish and detail. Good lighting and sound system.
<u>Good</u>	Brick, concrete block or good stucco, steel framing, wood floors, metal or wood roof. Less detail. Adequate lighting, plumbing and security system.
<u>Average</u>	Brick, concrete block, wood framing, wood floors and roof. Basic interior finish and few partitions. Adequate lighting and plumbing. Security system.
<u>Below Average</u>	Stucco, concrete block, metal or wood siding, wood framing, concrete on grade or wood floors, wood roof. Few partitions. Basic lighting and plumbing. Basic security system (correctional facilities).
<u>Poor</u>	Low cost stucco, wood or metal, wood framing, concrete on grade. Few partitions. Minimum lighting and plumbing. Inadequate security system.

		Police Stations		Correctional Facilities	
		First Floor	Uppers	First Floor	Uppers
Excellent	P.S.F.	\$331.00	\$271.00	\$463.00	\$379.00
Very Good	P.S.F.	258.00	212.00	361.00	296.00
Good	P.S.F.	173.00	142.00	242.00	199.00
Average	P.S.F.	142.00	116.00	199.00	163.00
Below Average	P.S.F.	114.00	93.00	159.00	130.00
Poor	P.S.F.	91.00	74.00	127.00	104.00

MAIN AREA ADJUSTMENTS

			Price Range		Typical
Basement	(+)	P.S.F.	\$19.50	- \$34.25	\$29.25
No Air Conditioning	(-)	P.S.F.	—	—	10.00
Basement Finish	(+)	P.S.F.	38.00	- 58.00	48.00
Sprinkler System	(+)	P.S.F.	—	—	3.00
Mezzanine	(+)	P.S.F.	65.00	- 86.00	75.50
Elevators			See "Analyzed Unit Cost" — Page 4 – 27		

OTHER AREA ADJUSTMENTS

			Price Range		Typical
Canopies	(+)	P.S.F.	\$23.00	- \$35.00	\$29.00
Portico	(+)	P.S.F.	30.00	- 45.00	37.50

GOVERNMENTAL ADMINISTRATION BUILDINGS



EXCELLENT



VERY GOOD



VERY GOOD



GOOD



AVERAGE



AVERAGE



BELOW AVERAGE



POOR

GOVERNMENTAL ADMINISTRATION BUILDINGS

CLASSIFICATION

TYPE OF CONSTRUCTION

<u>Excellent</u>	Marble, granite, brick, stone trim, fireproofed reinforced concrete framing, floor and roof. Excellent finish and detail. Very good lighting and plumbing detail.
<u>Very Good</u>	Brick, concrete or metal and glass, steel framing, concrete floors and roof. Good finish and detail. Good lighting and plumbing detail.
<u>Good</u>	Brick, concrete block or good stucco, steel framing, wood floors, metal or wood roof. Less detail. Adequate lighting and plumbing.
<u>Average</u>	Brick, concrete block, wood framing, wood floors and roof. Basic interior finish and partitions. Adequate lighting and plumbing.
<u>Below Average</u>	Stucco, concrete block, metal or wood siding, wood framing, concrete on grade or wood floors, wood roof. Few partitions. Basic lighting and plumbing.
<u>Poor</u>	Low cost stucco, wood or metal, wood framing, concrete on grade. Few partitions. Minimum lighting and plumbing.

		First Floor	Uppers
Excellent	P.S.F.	\$323.00	\$264.00
Very Good	P.S.F.	252.00	207.00
Good	P.S.F.	169.00	138.00
Average	P.S.F.	139.00	114.00
Below Average	P.S.F.	111.00	91.00
Poor	P.S.F.	89.00	73.00

MAIN AREA ADJUSTMENTS

			Price Range	Typical
Basement	(+)	P.S.F.	\$19.50 - \$34.25	\$29.25
No Air Conditioning	(-)	P.S.F.	—	10.00
Basement Finish	(+)	P.S.F.	38.00 - 58.00	48.00
Sprinkler System	(+)	P.S.F.	—	3.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27	

OTHER AREA ADJUSTMENTS

			Price Range	Typical
Canopies	(+)	P.S.F.	\$23.00 - \$35.00	\$29.00
Portico	(+)	P.S.F.	30.00 - 45.00	37.50

FIRE STATIONS



EXCELLENT



VERY GOOD



VERY GOOD



GOOD



AVERAGE



AVERAGE



BELOW AVERAGE



POOR

FIRE STATIONS

CLASSIFICATION

TYPE OF CONSTRUCTION

<u>Excellent</u>	Marble, granite, brick, stone trim, fireproofed reinforced concrete framing, floor and roof. Excellent finish and detail. Very good lighting and plumbing detail.
<u>Very Good</u>	Brick, concrete or metal and glass, steel framing, concrete floors and roof. Good finish and detail. Good lighting and plumbing detail.
<u>Good</u>	Brick, concrete block or good stucco, steel framing, wood floors (uppers), metal or wood roof. Less detail. Adequate lighting and plumbing.
<u>Average</u>	Brick, concrete block, metal (with lined interior), wood or steel framing, wood floors and roof. Basic interior finish and partitions. Adequate lighting and plumbing.
<u>Below Average</u>	Stucco, concrete block. Metal or wood siding, wood framing, concrete on grade or wood floors (uppers), wood roof. Few partitions. Basic lighting and plumbing.
<u>Poor</u>	Low cost stucco, wood or metal, light weight wood or pole framing, concrete on grade. Few partitions. Minimum lighting and plumbing.

The base prices below includes the complete cost of a volunteer fire station including overhead doors, but no interior finishes. For staffed fire stations apply the interior office/resident adjustment to allow for interior finished areas.

		First Floor	Uppers
Excellent	P.S.F.	\$202.00	\$158.75
Very Good	P.S.F.	157.75	124.00
Good	P.S.F.	105.75	83.25
Average	P.S.F.	86.75	68.25
Below Average	P.S.F.	69.50	54.50
Poor	P.S.F.	55.50	43.75

MAIN AREA ADJUSTMENTS

			Price Range	Typical
Basement	(+)	P.S.F.	\$19.50 - \$34.25	\$29.25
Sprinkler System	(+)	P.S.F.	— —	3.00
Interior Office/Residence Area	(+)	P.S.F.	48.00 - 72.00	60.00
Elevators			See "Analyzed Unit Cost" — Page 4 – 27	

OTHER AREA ADJUSTMENTS

			Price Range	Typical
Canopies	(+)	P.S.F.	\$23.00 - \$35.00	\$29.00
Portico	(+)	P.S.F.	30.00 - 45.00	37.50

DORMITORIES



VERY GOOD



VERY GOOD



GOOD



GOOD



GOOD



AVERAGE



AVERAGE



BELOW AVERAGE

DORMITORIES

CLASSIFICATION

TYPE OF CONSTRUCTION

<u>Excellent</u>	Marble, granite, brick, stone trim, fireproofed reinforced concrete framing, floor and roof. Excellent finish and detail. Very good lighting and plumbing detail.
<u>Very Good</u>	Brick, concrete or metal and glass, steel framing, concrete floors and roof. Good finish and detail. Good lighting and plumbing detail.
<u>Good</u>	Brick, concrete block or good stucco, steel framing, metal decked floors with concrete topping, steel framed roof. Less detail. Adequate lighting and plumbing.
<u>Average</u>	Brick, concrete block, steel framing, metal decked floors with concrete topping, steel framed roof. Basic interior finish and partitions. Adequate lighting and plumbing.
<u>Below Average</u>	Stucco, concrete block. Metal or wood siding, wood framing, concrete on grade or wood floors, wood roof. Few partitions. Basic lighting and plumbing.
<u>Poor</u>	Low cost stucco, wood or metal, wood framing, concrete on grade. Few partitions. Minimum lighting and plumbing.

		First Floor	Uppers
Excellent	P.S.F.	\$313.00	\$266.00
Very Good	P.S.F.	244.00	208.00
Good	P.S.F.	164.00	139.00
Average	P.S.F.	134.00	114.00
Below Average	P.S.F.	107.00	91.00
Poor	P.S.F.	86.00	73.00

MAIN AREA ADJUSTMENTS

			Price Range	Typical
Basement	(+)	P.S.F.	\$19.50 - \$34.25	\$29.25
No Air Conditioning	(-)	P.S.F.	— —	9.00
Basement Finish	(+)	P.S.F.	38.00 - 58.00	48.00
Sprinkler System	(+)	P.S.F.	— —	2.75
Elevators			See "Analyzed Unit Cost" — Page 4 – 27	

OTHER AREA ADJUSTMENTS

			Price Range	Typical
Canopies	(+)	P.S.F.	\$23.00 - \$35.00	\$29.00
Portico	(+)	P.S.F.	30.00 - 45.00	37.50